

WB 1984022

Fleetwood

Parcel 1

Block 727

The owner stated that she had acquired the property in December, 1953 subject to a First Deed of Trust of \$10,500, a Second Deed of Trust of \$5,000 and a Third Deed of Trust of \$6,000. Furniture and furnishings were included in the sale of the property. The owner was very vague as to the purchase price paid for the property or the down-payment, if any.

The improvements consist of a 3 flat building which is rented as 18 furnished sleeping rooms with 3 community kitchens. The owner claims a gross income, if fully rented, of approximately \$675 per month furnished. Each of the three floors in the building contains 7 rooms. At the date of inspection it appeared that over 10% of the rooms were vacant.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.



727

FEB 1 0840 38

AUG 20 08 139



PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A - I

Owner: George A. Gianandrea

Street Address: 1801 O'Farrell - 1461-63 Steiner St.

Location: Southwest O'Farrell & Steiner Sts.

Lot size: 25' x 92'6"

Area: 2313 sq. ft.

Zoning: Commercial

Assessed Values:

Land - - - - - \$ 2,070.00

Improvements - 3,200.00

Total - 5,270.00

APPRAISED VALUE OF LAND: \$ 5,125.00

Per Front Foot \$ 205.00

Per Square Foot 2.2156

REMARKS:

Basic value \$250 front foot - 137'6" depth

18% deduction due to 92'6" depth

Parcel No. 1

Block No. 727

Lot No. 1



DESCRIPTION OF IMPROVEMENTS

Nature and type 3 Flats

Construction Frame

No. of Stories Three

No. of Rooms 24

Garage Space No

Basement Yes - part

Foundation Concrete

Exterior Finish Rustic

Roof Flat, tar and gravel

Year Built 1900

Remodeled No

Condition, Exterior Fair

Interior Poor to good

ESTIMATED REPLACEMENT COST NEW:

Basement 1500 sq. ft. @ 3.00 \$ 4,500.00

1st Floor 2176 @ 8.00 17,408.00

2nd Floor 2176 @ 8.00 17,408.00

3rd Floor 2176 @ 8.00 17,408.00

Total 8028

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS:

Interior Finish Plaster - Pine trim

Floors Pine

Plumbing Fair - wash basins in rooms

Bathrooms 3

Kitchens 3

Lighting Fair

Outlets Yes, in middle flat

Heating Circulating gas heaters

Hot Water Automatic storage heaters

Any Unlawful Use None

REMARKS:

\$ 56,724.00

70%

39,706.80

\$ 17,017.20

INCOME ANALYSIS

ADJUSTED INCOME		
Apt.No.	No. of Rooms	Monthly Rent
1801	8	75.00
1461	8	75.00
1463	8	75.00

Total Gross Income \$ 225.00 x 12 =

Less Expenses \$2700.00

Net Income (Before Depreciation) \$ _____ monthly, \$ 1785.54 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 17,855.40

REMARKS: Capitilized @ 10%

FINAL ESTIMATE OF FAIR MARKET VALUE:

EXPENSE	
Taxes - - - - -	\$ <u>372.06</u>
Insurance - - - - -	<u>60.00</u>
P.G. & E. - - - - -	
Water - - - - -	<u>108.00</u>
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection Allowance - - - - -	<u>144.00</u>
Maintenance & Repairs - - - - -	<u>144.00</u>
Management - - - - -	<u>86.40</u>

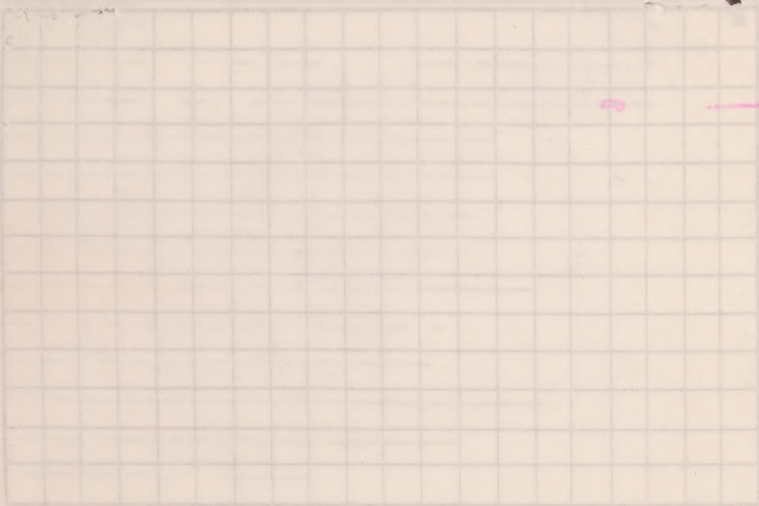
Total Expenses \$ 914.46

LAND - - - - - \$ 5,125.00
IMPROVEMENTS - 14,875.00
TOTAL \$ 20,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Hoef
Date: April 10, 1957

FEB 15 84 3 3



Aug 20 1984

REF 1084022

Lynn

Parcel 2

Block 727

The owner stated that he acquired a three-eighths interest in the property on April 1, 1954 for \$5,100 cash.

The improvements consist of a single-family residence converted into a ground floor store and 4-room apartment, the first floor into a 3-room and a 5-room apartment, the second floor into 1 6-room flat. The owner claims a gross income, if fully rented, of \$219 per month furnished and unfurnished, exclusive of 1 5-room apartment which is owner-occupied. All rentable units in the building are rented unfurnished except the 1 3-room apartment located on the first floor.

The building has been well maintained and shows considerable pride of ownership.

This property is now listed for sale by the owner for \$20,000.

The gas stoves on the ground floor are unvented.



727

FEB 1 0840 38

AUG 20 0813 38



PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Hollin E. Meyer & Son
Street Address: 1435-35A Steiner Street
Location: West Steiner St. 25' South of O'Farrell
Lot size: 22'6" x 92'6"
Area: 2081 sq. ft.
Zoning: Commercial
Assessed Values:
Land - - - - - \$ 1,310.00
Improvements - 3,700.00
Total - 5,010.00
APPRAISED VALUE OF LAND: \$ 3,690.00
Per Front Foot \$ 164.00
Per Square Foot 1.77
REMARKS:
Basic value \$200 front foot for 137'6" depth
18% deduction due to 92'6" depth

Parcel No. 2
Block No. 727
Lot No. 2



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Store and 4 apartments</u>	Interior Finish	<u>Plaster - Pine trim</u>
Construction	<u>Frame</u>	Floors	<u>Hardwood</u>
No. of Stories	<u>Three</u>	Plumbing	<u>Fair</u>
No. of Rooms	<u>17</u>	Bathrooms	<u>Six</u>
Garage Space	<u>No</u>	Kitchens	<u>Five</u>
Basement	<u>No</u>	Lighting	<u>Fair</u>
Foundation	<u>Concrete</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic; stucco front; brick veneer</u>	Heating	<u>Circulating gas heaters</u>
Roof	<u>Flat and gabled composition roofing</u>	Hot Water	<u>Automatic storage</u>
Year Built	<u>1920</u>	Any Unlawful Use	<u></u>
Remodeled	<u>Yes</u>	REMARKS:	<u></u>
Condition, Exterior	<u>Fair</u>		<u></u>
Interior	<u>Fair</u>		<u></u>

ESTIMATED REPLACEMENT COST NEW:

Basement	sq. ft. @	\$	
1st Floor	<u>1720</u>	@ <u>5.00</u>	<u>8600.00</u>
2nd Floor	<u>1780</u>	@ <u>1.50</u>	<u>15130.00</u>
3rd Floor	<u>1720</u>	@ <u>1.50</u>	<u>14620.00</u>
Total	<u>5220</u>		
			\$ <u>38,350.00</u>
			\$ <u>23,010.00</u>
			\$ <u>15,340.00</u>

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS:

INCOME ANALYSIS

INCOME			EXPENSE	
Apt. No.	No. of Rooms	Monthly Rent		
<u>Store & 3 rooms</u>		\$ <u>75.00</u>	Taxes - - - - -	\$ <u>353.71</u>
<u>2</u>		<u>39.50</u>	Insurance - - - - -	<u>100.00</u>
<u>3</u>		<u>59.50</u>	P.G. & E. - - - - -	<u>60.00</u>
<u>3</u>		<u>59.50</u>	Water - - - - -	<u>120.00</u>
<u>6</u>		<u>75.00</u>	Scavenger - - - - -	<u>60.00</u>
			Janitor - - - - -	<u>120.00</u>
			Vacancy & Collection	
			Allowance - - - - -	<u>185.10</u>
Total Gross Income		\$ <u>308.50 x 12 = \$3702</u>	Maintenance & Repairs - -	<u>185.10</u>
Less Expenses		<u>107.91</u>	Management - - - - -	<u>111.06</u>
Net Income			Total Expenses	\$ <u>1294.97</u>
(Before Depreciation)		\$ <u>2606.59</u> monthly, \$ <u>2407.03</u> annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ <u>20,000.00</u>
REMARKS:		<u>Capitalized at 12%</u>		

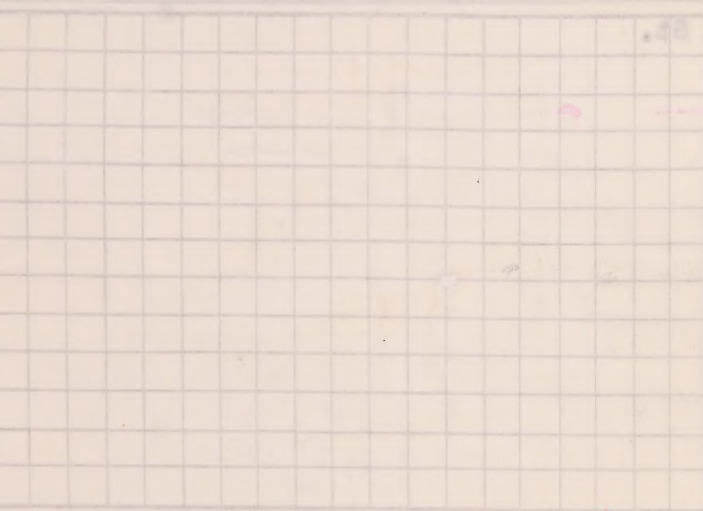
FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>3700.00</u>
IMPROVEMENTS -	<u>16300.00</u>
TOTAL	\$ <u>20,000.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Hall
Date: APR 10 1957

FEB 15 84 3 3



JUN 20 1984

12-189018

Wise

Parcel 3

Block 727

The owner stated that he purchased this property in May, 1947 for \$1,000 cash and subject to a first deed of trust of \$3,750, a second deed of trust of \$4,750 and a third deed of trust of \$1,000 - total purchase price \$11,500. Included in the purchase were the furniture and furnishings.

The improvements consist of a single-family residence converted into 3 flats, 3 housekeeping units and 1 sleeping room. The owner claims a gross income, if fully rented, of \$176 per month furnished, exclusive of the 3-room ground floor flat which is owner-occupied. Also located on the ground floor is a 2-room housekeeping unit. The first floor consists of a 6-room flat and the second floor consists of 2 housekeeping units and 1 sleeping room.

The building is generally in poor structural condition with many of the floors sagging and being out of level, the rooms unbalanced and poorly arranged.

The property apparently has been killed for all possible net income with no attempt to maintain the improvements inside or outside.

The bath is located off the highway.



727

THE 1000000

THE 1000000

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT VENTURA ADDITION A-1
Owner: Robert and Mary Wise
Street Address: 1433-33 1/2 Steiner Street
Location: West Steiner 47'6" South of O'Farrell
Lot size: 22' 6" x 92'6"
Area: 2081 sq. ft.
Zoning: Commercial
Assessed Values:
Land - - - - - \$ 1,310.00
Improvements - 900.00
Total - 2,210.00
APPRAISED VALUE OF LAND: \$ 3,690.00
Per Front Foot \$ 164.00
Per Square Foot 1.77
REMARKS:
Basic value \$200 front foot 137'6" depth
18% deduction due to 92'6" depth

Parcel No. 3
Block No. 727
Lot No. 3



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>3 flats</u>	Interior Finish	<u>Plaster sheet rock - line trim</u>
Construction	<u>frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>2 1/2</u>	Plumbing	<u>Fair</u>
No. of Rooms	<u>12</u>	Bathrooms	<u>Four - log tubs</u>
Garage Space	<u>No</u>	Kitchens	<u>Five</u>
Basement	<u>Converted to flat</u>	Lighting	<u>Fair</u>
Foundation	<u>Concrete</u>	Outlets	<u>None</u>
Exterior Finish	<u>Stucco</u>	Heating	<u>Circulating gas heaters</u>
Roof	<u>Flat - tar and gravel</u>	Hot Water	<u>automatic storage heaters</u>
Year Built	<u>1890</u>	Any Unlawful Use	<u></u>
Remodeled	<u></u>	REMARKS:	<u></u>
Condition, Exterior	<u>Fair</u>		
Interior	<u>Fair</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	sq. ft. @	\$		Rear cottage 295 sq. ft @ \$6	1,770.00
1st Floor	<u>1146</u>	@ <u>8.00</u>	<u>9,168.00</u>		25,536.00*
2nd Floor	<u>1146</u>	@ <u>8.00</u>	<u>9,168.00</u>		
3rd Floor	<u>900</u>	@ <u>8.00</u>	<u>7,200.00</u>		
Total	<u>3192</u>		<u>25,536.00*</u>		
LESS OBSERVED DEPRECIATION				70%	\$ <u>17,875.20</u>
PRESENT VALUE OF THE IMPROVEMENTS:					\$ <u>8,164.00</u>

REMARKS:

INCOME ANALYSIS

ADJUSTED INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ <u>156.03</u>
	<u>5</u>	<u>45.00</u>	Insurance - - - - -	<u>45.00</u>
	<u>5</u>	<u>45.00</u>	P.G. & E. - - - - -	
	<u>5</u>	<u>45.00</u>	Water - - - - -	<u>84.00</u>
	<u>2</u>	<u>20.00</u>	Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>93.00</u>
Total Gross Income		\$ <u>155 x 12 = \$1860.00</u>	Maintenance & Repairs - -	<u>93.00</u>
Less Expenses			Management - - - - -	<u>55.80</u>
Net Income			Total Expenses	\$ <u>526.83</u>
(Before Depreciation)		\$ <u>1333.17</u> monthly, \$ <u>1333.17</u> annually		

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 12,100.00
REMARKS: Capitalized at 11%

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 3700.00
IMPROVEMENTS - 8300.00
TOTAL \$ 12,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard C. Hall
Date:

모든 원소 $a \in R$ 에 대하여 $a^2 = a$ 인 환 R 을 **보통 환** (Boolean ring)이라 한다.

ASLW02-2004

727

Room

Panel 4

Block 727

The owner stated that she acquired the property in August of 1946 for \$14,000 cash and subject to a First Deed of Trust of \$30,000 - total purchase price \$44,000.

The improvements consist of a 14-unit apartment building and a new 2-story building converted into apartment units. The apartment building contains 2 2-room apartments on the ground floor, 4 2-room apartments on the first, second and third floors, and the rear building contains a 3-room apartment each on the first and second floors. The ground floor 2-room apartments are rented furnished. All other apartment units are rented unfurnished. The owner claims a gross income, if fully rented, of \$787 per month unfurnished and furnished.

The apartment rooms have a very desirable floor plan and are in excellent condition inside and outside.



727

PLB 10840 38

PLB 10840 38

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT REDEVELOPMENT AGENCY A-1
Owner: Rosalie C. Rohr
Street Address: 1531 Steiner Street
Location: West Steiner 70' South 6' Farrall
Lot size: 11'12"x2'6" all 23'4"x15'
Area: 5198 sq. ft.
Zoning: Commercial
Assessed Values:
Land - - - - - \$ 7,700.00
Improvements - 11,950.00
Total - 19,650.00
APPRAISED VALUE OF LAND: \$ 5,966.66
Per Front Foot \$ 210.00
Per Square Foot 1.72+
REMARKS:

Parcel No. 1
Block No. 727
Lot No. 1



DESCRIPTION OF IMPROVEMENTS
Nature and type Apartment House
Construction Frame
No. of Stories Four
No. of Rooms 16
Garage Space None
Basement No
Foundation Concrete
Exterior Finish Rustic-brick veneer 15 ft.
Roof Flat - tar and gravel
Year Built 1912
Remodeled
Condition, Exterior Good
Interior Good

Interior Finish Plaster-paint
Floors Hardwood and pine
Plumbing Good
Bathrooms 16
Kitchens 16
Lighting Good
Outlets Some
Heating Gas Furnace
Hot Water Gas Furnace
Any Unlawful Use
REMARKS: 341 sq. ft. well maintained
Good floor plan
Built in brick - fire proof

ESTIMATED REPLACEMENT COST NEW:
Basement 2000 sq. ft. @ 2.75 \$ 5,500.00
1st Floor 2000 @ 2.75 5,500.00
2nd Floor 2000 @ 2.75 5,500.00
3rd Floor 2000 @ 2.75 5,500.00
Total 8000 22,000.00
5% 1,100.00
\$ 23,100.00
LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS: \$ 12,000.00
REMARKS:

INCOME ANALYSIS
Adjusted INCOME
Apt. No. No. of Rooms Monthly Rent
2-2's @ 12.00 24.00
12-3's @ 50.00 600.00
2-3's @ 10.00 20.00
Total Gross Income \$ 704.00
Less Expenses
Net Income (Before Depreciation) \$ 704.00 monthly, \$ 8,448.00 annually
APPROAISED VALUE INDICATED BY INCOME ANALYSIS \$ 2,000.00
REMARKS: Capitalized at 2%

EXPENSE
Taxes - - - - - \$ 1,012.76
Insurance - - - - - 250.00
P.G. & E. - - - - - 50.00
Water - - - - - 38.00
Scavenger - - - - - 216.00
Janitor - - - - - 600.00
Vacancy & Collection Allowance - - - - - 5% 1,056.00
Maintenance & Repairs 5% 1,056.00
Management - - - - - 3% 273.60
Total Expenses \$ 4,032.36
\$ 2,000.00

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 5,966.66
IMPROVEMENTS - 14,000.00
TOTAL \$ 20,000.00
ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: John E. Hec
Date:

55 附錄 A 續

或或人得0200元

CONFIDENTIAL

USCIBO

Period 5

Doc: 727

The buyer stated that they acquired the property on April 9, 1960 for \$2,400 cash and a deed of trust of \$10,000 - total purchase price \$12,400.

The improvements consist of a 2 floor building. The first floor, containing 3 rooms, is rented partly furnished for \$75 per month, and the second floor, containing 3 rooms, is owner-occupied.

CONFIDENTIAL



727

706 10840 33

706 20881 39

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: London & Louvenia Gaston
Street Address: 1427-29 Steiner Street
Location: West Steiner 115' South of O'Farrell
Lot size: 22'8" x 137'6"
Area: 3117 sq. ft.
Zoning: Commercial
Assessed Values:
Land - - - - - \$ 1530.00
Improvements - 1700.00
Total - 3230.00
APPRAISED VALUE OF LAND: \$ 4,533.28
Per Front Foot \$ 200.00
Per Square Foot 1.45 +
REMARKS:

Parcel No. 5
Block No. 727
Lot No. 6



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Two flats</u>	Interior Finish	<u>Plaster - fine trim</u>
Construction	<u>Frame</u>	Floors	<u>Fine</u>
No. of Stories	<u>Two</u>	Plumbing	<u>Good</u>
No. of Rooms	<u>10</u>	Bathrooms	<u>2 plus one in basement</u>
Garage Space	<u>No</u>	Kitchens	<u>2</u>
Basement	<u>Yes. Converted to 4 room flat</u>	Lighting	<u>Good</u>
Foundation	<u>Concrete</u>	Outlets	<u>in most rooms</u>
Exterior Finish	<u>Rustic</u>	Heating	<u>circulating gas and radiant fire heaters</u>
Roof	<u>Flat - tar and gravel</u>	Hot Water	<u>Automatic storage</u>
Year Built	<u>1895</u>	Any Unlawful Use	<u></u>
Remodeled	<u></u>	REMARKS:	<u>Flat in basement sheet rock, walls and ceiling - not finished; is 3' below sidewalk level</u>
Condition, Exterior	<u>Excellent</u>		
Interior	<u>Excellent</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1520</u>	sq. ft. @ <u>4.00</u>	\$ <u>6,080.00</u>
1st Floor	<u>1570</u>	@ <u>8.00</u>	<u>12,560.00</u>
2nd Floor	<u>1570</u>	@ <u>8.00</u>	<u>12,560.00</u>
3rd Floor	<u></u>	@ <u></u>	<u></u>
Total	<u>4660</u>		

70%
\$ 31,200.00
\$ 21,840.00
\$ 9,360.00

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS:

INCOME ANALYSIS

ADJUSTED INCOME			EXPENSE	
Apt. No.	No. of Rooms	Monthly Rent		
	<u>5</u>	\$ <u>65.00</u>	Taxes - - - - -	\$ <u>228.04</u>
	<u>5</u>	<u>70.00</u>	Insurance - - - - -	<u>35.00</u>
			P.G. & E. - - - - -	<u>48.00</u>
			Water - - - - -	<u>81.00</u>
			Scavenger - - - - -	<u>81.00</u>
			Janitor - - - - -	<u>48.60</u>
			Vacancy & Collection Allowance - - - - -	<u>521.64</u>
Total Gross Income		\$ <u>135 x 12 = \$1620.00</u>	Maintenance & Repairs - - -	
Less Expenses			Management - - - - -	
Net Income			Total Expenses	\$ <u>11,083.60</u>
(Before Depreciation)		\$ <u>1108.36</u> monthly, \$ <u>13300.32</u> annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				
REMARKS:		<u>Capitalized at 10%</u>		

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>500.00</u>
IMPROVEMENTS -	<u>9000.00</u>
TOTAL	\$ <u>9500.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: R. L. Hall
Date: 1937

2.6 附錄 I (續)

AS 1990 Z 200.

James

Period 2

Block 727

The owner stated that she acquired the property in March, 1933 for \$1,500 cash and subject to a First Deed of Trust of \$5,000, a Second Deed of Trust of \$4,500 - total purchase price \$11,000.

The improvements consist of a 2 flat building. The first floor flat is rented for \$60 per month and the second floor flat is rented for \$45 per month - gross rental \$105 per month unfurnished.

The property apparently has been allowed for all possible and income with no attempt to maintain the improvements inside or outside.

DECEMBER 1937



REB 108433

ASLMOZOM

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Jimmie L. James
Street Address: 1225-27 Steiner Street

Parcel No. 6
Block No. 727
Lot No. 7

Location: West Steiner St. 112'6" North of Ellis St
Lot size: 25' x 112'6"

Area: 2813 sq. ft.
Zoning: Commercial

Assessed Values:
Land - - - - - \$ 1580.00
Improvements - 1400.00
Total - 2980.00

APPRAISED VALUE OF LAND: \$ 4,650.00
Per Front Foot \$ 186.00
Per Square Foot 1.65

REMARKS:
Basic value \$200 front foot for 137'6" depth
7% deduction due to 112'6" depth



DESCRIPTION OF IMPROVEMENTS

Nature and type 2 Flats
Construction Frame
No. of Stories Two
No. of Rooms 11
Garage Space Yes
Basement Yes
Foundation Brick
Exterior Finish Plastic
Roof Flat - Tar and gravel
Year Built 1895
Remodeled No
Condition, Exterior Fair
Interior Good

Interior Finish Plaster - Pine trim
Floors Pine
Plumbing Fair
Bathrooms Two
Kitchens Two
Lighting Fair
Outlets In most rooms
Heating Circulating gas heaters
Hot Water automatic storage heaters
Any Unlawful Use None

REMARKS:

ESTIMATED REPLACEMENT COST NEW:

Basement	920	sq. ft. @ \$3.00	\$ 2,760.00	Garage in rear 1000 sq.ft.	
1st Floor	1070	@ \$8.00	8,560.00		4,000.00
2nd Floor	1115	@ \$8.00	8,920.00		20,240.00*
3rd Floor		@			
Total	3105		20,240.00*		\$ 24,240.00
				75%	18,180.00
					\$ 6,060.00

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

INCOME ANALYSIS

ADJUSTED	INCOME	EXPENSE
Apt. No.	No. of Rooms	Monthly Rent
	5	60.00
	6	70.00
Total Gross Income		\$ 130 x 12 = \$1560
Less Expenses		
Net Income		
(Before Depreciation) \$		monthly, \$ 1063.81 annually
APPRAISED VALUE INDICATED BY INCOME ANALYSIS		\$ 10,638.10

REMARKS: Capitalized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE:
LAND - - - - - \$ 4,650.00
IMPROVEMENTS - 6,350.00
TOTAL \$ 11,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Hines
Date: APR 10 1955

03/19/42

Examiner

Parcel 7

Block 727

The owner stated that she acquired the property in September, 1947 for \$2,500 cash and a First Deed of Trust of \$7,000 and a Second Deed of Trust of \$5,000 - total cash and price \$14,500.

The First Floor consists of a 3-room flat owner-occupied. The second floor has been converted into 4 housekeeping units and a community kitchen. At the time of inspection 2 of the housekeeping units were vacant. This is a 3 story building. The owner claims a gross income of \$110 per month per unit, if fully occupied, exclusive of the First Floor 3-room flat which is owner-occupied.

03/19/42



FEB 10 1940 3 3

AUG 20 1940 1 54

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WINTER ADJUTANT A-1
Owner: ARNETTA WARRIN STRANKE
Street Address: 142 1-1423 Steiner Street
Location: West Steiner St. 87'6" North Ellis
Lot size: 25' x 112'6"
Area: 2813 sq. ft.
Zoning: Commercial
Assessed Values:
Land - - - - - \$ 1,500.00
Improvements - 2,300.00
Total - 3,800.00
APPRAISED VALUE OF LAND: \$ 4,650.00
Per Front Foot \$ 186.00
Per Square Foot 1.65
REMARKS:
Basic value \$200 front foot 137'6" depth
7% deduction due to 112'6" depth

Parcel No. 7
Block No. 727
Lot No. 8



DESCRIPTION OF IMPROVEMENTS	
Nature and type	<u>Two flats</u>
Construction	<u>Brick</u>
No. of Stories	<u>Two</u>
No. of Rooms	<u>10 rooms</u>
Garage Space	<u>In basement</u>
Basement	<u>Yes</u>
Foundation	<u>Concrete</u>
Exterior Finish	<u>Painted masonry & brick veneer</u>
Roof	<u>Flat - tar and gravel</u>
Year Built	<u>1926</u>
Remodeled	<u>No</u>
Condition, Exterior	<u>Good</u>
Interior	<u>Good</u>
Interior Finish	<u>Plaster - Pine and Hardwood</u>
Floors	<u>Hardwood floors throughout</u>
Plumbing	<u>Good</u>
Bathrooms	<u>Two - recessed tubs - tile wainscot</u>
Kitchens	<u>Two</u>
Lighting	<u>Good</u>
Outlets	<u>Yes</u>
Heating	<u>Circulating gas heaters</u>
Hot Water	<u>Automatic storage heaters</u>
Any Unlawful Use	<u>None</u>

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1250</u> sq. ft. @ <u>3.00</u>	\$ <u>3,750.00</u>
1st Floor	<u>1260</u>	@ <u>9.00</u> <u>11,340.00</u>
2nd Floor	<u>1260</u>	@ <u>9.00</u> <u>11,340.00</u>
3rd Floor		@ _____
Total	<u>3760</u>	\$ <u>26,430.00</u>

LESS OBSERVED DEPRECIATION 65% \$ 17,279.50
PRESENT VALUE OF THE IMPROVEMENTS: \$ 9,150.50
REMARKS:

INCOME ANALYSIS			EXPENSE	
ADJUSTED INCOME				
Apt. No.	No. of Rooms	Monthly Rent		
	<u>5</u>	\$ <u>75.00</u>	Taxes - - - - -	\$ <u>273.93</u>
	<u>5</u>	\$ <u>80.00</u>	Insurance - - - - -	<u>35.00</u>
			P.G. & E. - - - - -	
			Water - - - - -	<u>48.00</u>
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>93.00</u>
			Maintenance & Repairs - -	<u>97.00</u>
			Management - - - - -	<u>55.80</u>
Total Gross Income		\$ <u>155 x 12 = \$1860</u>	Total Expenses	\$ <u>598.73</u>
Less Expenses				
Net Income				
(Before Depreciation)		\$ _____ monthly, \$ <u>1261.27</u> annually		
APPRaised VALUE INDICATED BY INCOME ANALYSIS				\$ <u>12,612.70</u>
REMARKS:		<u>Capitalized at 10%</u>		

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 4,650.00
IMPROVEMENTS - 8,350.00
TOTAL \$ 13,000.00
ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Hall
Date: _____

50 595 1 011

ASL 02 DOW.

UNAVOIDABLE

THOMAS

Barclay B

11111 727

Mr. Meyer stated that they acquired the property on May 6, 1940 for \$28,500 cash and subject to a first deed of trust of \$7,000 - total purchase price \$9,500.

The improvements consist of a 3 flat building consisting of 3 3-room each housekeeping units located on the first floor, and the second floor contains a 7-room flat which is owner-occupied. The owner claims a gross income from the first floor housekeeping units of \$41 per month, the unfurnished and are partly furnished. At the date of inspection all units were fully occupied.

UNAVOIDABLE



727

RED 10840 3 8

NOV 20 1989

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Benjamin A. & Fusie Coleman Thomas
Street Address: 1413-15 Steiner Street
Location: West Steiner 62'5 1/4" North of Ellis St.

Parcel No. 8
Block No. 727
Lot No. 9

Lot size: 25' 3/4" x 102'
Area: 2556 . sq. ft.
Zoning: Commercial
Assessed Values:
Land - - - - - \$ 1,520.00
Improvements - 1,400.00
Total - 2,920.00
APPRAISED VALUE OF LAND: \$ 4411.00
Per Front Foot \$ 176.00
Per Square Foot 1.72 +

REMARKS:
Basic value \$200 front foot 137'6" depth
12% deduction due to 102' depth



DESCRIPTION OF

Nature and type 2 Flats
Construction Frame
No. of Stories Two
No. of Rooms 13
Garage Space In basement 3-car tandem
Basement Yes
Foundation Concrete
Exterior Finish Stucco - stucco front
Roof Flat - tar and gravel
Year Built 1895
Remodeled
Condition, Exterior Fair
Interior Good

Interior Finish Plaster - Pine Trim
Floors Pine and hardwood
Plumbing Good
Bathrooms Two - leg tubs
Kitchens Three
Lighting Good
Outlets Yes, in most rooms
Heating circulating gas heaters
Hot Water automatic storage heaters
Any Unlawful Use None

REMARKS:

ESTIMATED REPLACEMENT COST NEW:
Basement 1100 sq. ft. @ 3.00 \$ 3300.00
1st Floor 1200 @ 8.50 10200.00
2nd Floor 1200 @ 8.50 10200.00
3rd Floor
Total 3500

70%
\$ 23,700.00
\$ 16,590.00
\$ 7110.00

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

INCOME ANALYSIS

INCOME		
Apt.No.	No. of Rooms	Monthly Rent
	<u>7</u>	\$ <u>70.00</u>
	<u>6</u>	<u>60.00</u>

Total Gross Income \$ 130 x 12 = \$1560
Less Expenses
Net Income
(Before Depreciation) \$ _____ monthly, \$ _____ annually

EXPENSE	
Taxes - - - - -	\$ <u>206.15</u>
Insurance - - - - -	<u>35.00</u>
P.G. & E. - - - - -	
Water - - - - -	<u>48.00</u>
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection Allowance - - - - -	<u>78.00</u>
Maintenance & Repairs - - - - -	<u>78.00</u>
Management - - - - -	<u>46.80</u>
	<u>491.95</u>
Total Expenses	\$ <u>501.95</u>
	<u>10,680.50</u>
	\$ <u>10,580.50</u>

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$
REMARKS: Capitalized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 4500.00
IMPROVEMENTS - 6500.00
TOTAL \$ 11,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Hall
Date: _____

100-104674

Page 24

Page 9

Page 727

He never stated that he acquired the property in 1940 for \$3,500 cash.

The improvements consist of a 2 flat building, with a ground floor consisting of a room-occupied. The first floor consists of a 6-room flat room-occupied. The second floor consists of a 4 room-occupied room, and a commonly kitchen. The owner claims a gross income from the most-occupied units, of fully \$1000, of \$100 per month furnished. At the time of inspection all units were occupied.

The first floor unit is located off the kitchen.

100-104674



727

FEB 1 0840 3 5

APL 28 0231V

0840 3 5

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Jennie Coleman
Street Address: 1405-07 Steiner Street
Location: West Steiner 37'6" North of Ellis St.
Lot size: 29'11 1/2" x 87'6"
Area: 2182 ²⁶²⁰ sq. ft.
Zoning: Commercial
Assessed Values:
Land - - - - - \$ 1420.00
Improvements - 1200.00
Total - 2620.00
APPRAISED VALUE OF LAND: \$ 3,940.13
Per Front Foot \$ 158.00 ^{1.31}
Per Square Foot 1.80 ^{+1.50}
REMARKS:
Basic value \$200 front foot 137'6" depth
16% deduction due to 87'6" depth

Parcel No. 9
Block No. 727
Lot No. 10



DESCRIPTION OF		IMPROVEMENTS	
Nature and type	<u>2 Flats</u>	Interior Finish	<u>Plaster - Pine trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>Two</u>	Plumbing	<u>Good</u>
No. of Rooms	<u>11</u>	Bathrooms	<u>2 - leg tubs</u>
Garage Space	<u>in basement</u>	Kitchens	<u>2 - tile splash - tile wainscot</u>
Basement	<u>Yes</u>	Lighting	<u>Good</u>
Foundation	<u>Concrete</u>	Outlets	<u>None</u>
Exterior Finish	<u>Stucco - stucco front</u>	Heating	<u>circulating gas heaters</u>
Roof	<u>Flat - tar and gravel</u>	Hot Water	<u>automatic storage heaters</u>
Year Built	<u>1895</u>	Any Unlawful Use	
Remodeled	<u>No</u>	REMARKS:	
Condition, Exterior	<u>Good</u>		
Interior	<u>Good</u>		

ESTIMATED REPLACEMENT COST NEW:			
Basement	<u>1400</u>	sq. ft. @ <u>3.00</u>	\$ <u>4200.00</u>
1st Floor	<u>1420</u>	@ <u>8.00</u>	<u>11360.00</u>
2nd Floor	<u>1420</u>	@ <u>8.00</u>	<u>11360.00</u>
3rd Floor		@	
Total	<u>4240</u>		
LESS OBSERVED DEPRECIATION			<u>70%</u>
PRESENT VALUE OF THE IMPROVEMENTS:			\$ <u>26,920.00</u>
REMARKS:			\$ <u>18,874.00</u>
			\$ <u>8,076.00</u>

ADJUSTED INCOME			INCOME ANALYSIS		EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent				
	<u>5</u>	<u>50.00</u>		Taxes - - - - -	\$	<u>184.97</u>
	<u>6</u>	<u>60.00</u>		Insurance - - - - -		<u>35.00</u>
<u>Basement shop</u>		<u>25.00</u>		P.G. & E. - - - - -		
				Water - - - - -		<u>48.00</u>
				Scavenger - - - - -		
				Janitor - - - - -		
				Vacancy & Collection Allowance - - - - -		<u>81.00</u>
Total Gross Income		\$ <u>135 x 12 = \$1620</u>		Maintenance & Repairs - - - - -		<u>81.00</u>
Less Expenses				Management - - - - -		<u>48.60</u>
Net Income				Total Expenses	\$	<u>478.57</u>
(Before Depreciation)		\$ monthly, \$ <u>1141.43</u>		annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS					\$	<u>11,414.30</u>
REMARKS:						

FINAL ESTIMATE OF FAIR MARKET VALUE:		LAND - - - - -	\$ <u>3,950.00</u>
		IMPROVEMENTS -	<u>8,050.00</u>
		TOTAL	\$ <u>12,000.00</u>
ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:			

Appraiser: Richard E. Hall
Date: 1960

5 E. 106th St.

851-07409

Rodriguez

March 10

File 727

The owner stated that he acquired the property on January 27, 1930 for \$17,500 and is subject to a first deed of trust of \$7,500, a second deed of trust of \$12,500 and a third deed of trust of \$1,500 - total purchase price \$20,500. The owner further stated that all furniture and furnishings were included in the sales price.

The improvements consist of a 10-unit apartment building. The ground floor contains a 2-room apartment and 2 large stores. The first floor contains 4 2-room apartments and 1 3-room apartment; the second, third and fourth floors each contain 4 2-room and 1 3-room apartment. The owner claims a gross income, if fully rented, of \$12.60 per month furnished and partly furnished, exclusive of a 3-room second floor apartment which is now occupied.

The building is situated on the corner of the intersection of the street and the entrance to the building.



727

REV 1 0840 3 5

REV 20 0813 1A

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Paul Ligda
Street Address: 1700 Ellis St.
Location: Northwest cor. Ellis & Steiner Sts.
Lot size: 37'6" x 87'6"
Area: 3281 sq. ft.
Zoning: COMMERCIAL
Assessed Values:
Land - - - - - \$ 2,910.00
Improvements - 16,850.00
Total - 19,760.00
APPRAISED VALUE OF LAND: \$ 7,500.00
Per Front Foot \$ 200.00
Per Square Foot 2.287
REMARKS:

Parcel No. 10
Block No. 727
Lot No. 11



Basic value \$250 front foot 137'6" depth
20% deduction due to 87'6" depth

DESCRIPTION OF IMPROVEMENTS

Nature and type <u>Apartment House</u>	Interior Finish <u>Plaster - fine trim</u>
Construction <u>Frame</u>	Floors <u>Hardwood</u>
No. of Stories <u>Three</u>	Plumbing <u>Good</u>
No. of Rooms <u>35</u>	Bathrooms <u>15-tiled floor-recessed tubs-shower over</u>
Garage Space <u>in basement - 10 cars</u>	Kitchens <u>16</u>
Basement <u>Yes 2 room apt.</u>	Lighting <u>Good</u>
Foundation <u>Concrete</u>	Outlets <u>Yes</u>
Exterior Finish <u>Cement plaster - Brick Veneer</u>	Heating <u>Automatic gas furnace</u>
Roof <u>Tar and gravel</u>	Hot Water <u>Automatic storage</u>
Year Built <u>1925</u>	Any Unlawful Use
Remodeled <u>NO</u>	REMARKS:
Condition, Exterior <u>Good</u>	
Interior <u>Good</u>	

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>3093</u>	sq. ft. @ .50	\$ <u>10,825.50</u>
1st Floor	<u>2718</u>	@ 9.00	<u>24,462.00</u>
2nd Floor	<u>2718</u>	@ 9.00	<u>24,462.00</u>
3rd Floor	<u>2718</u>	@ 9.00	<u>24,462.00</u>
Total	<u>11247</u>		

\$ 84,211.50
40%
33,684.60
\$ 50,526.90

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

INCOME ANALYSIS

INCOME

Apt.No.	No. of Rooms	Monthly Rent
<u>12-2's @ \$20 per rm.</u>		<u>480.00</u>
<u>3-3's @ \$20 " "</u>		<u>180.00</u>
<u>10 garages @ \$10</u>		<u>100.00</u>
Total Gross Income		\$ <u>760 x 12 = \$9120.00</u>
Less Expenses		

EXPENSE

Taxes - - - - -	\$ <u>1,395.06</u>
Insurance - - - - -	<u>125.00</u>
P.G. & E. - - - - -	<u>444.00</u>
Water - - - - -	<u>180.00</u>
Scavenger - - - - -	<u>102.00</u>
Janitor - - - - -	
Vacancy & Collection Allowance - - - - -	<u>456.00</u>
Maintenance & Repairs 5% - - - - -	<u>456.00</u>
Management 3% - - - - -	<u>273.60</u>
License - - - - -	<u>8.00</u>
Total Expenses	\$ <u>3,439.66</u>

Net Income
(Before Depreciation) \$ _____ monthly, \$ 5,680.34 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 56,803.40
REMARKS: Capitized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>7,500.00</u>
IMPROVEMENTS - <u>50,000.00</u>	
TOTAL	\$ <u>57,500.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: [Signature]
Date: 1945

2015 1504 1504

ASL 99 02 000

Serial 11

Block 727

The owner stated that she acquired the property on March 9, 1948 for \$8,500 cash and a First Deed of Trust of \$11,500 - total purchase price \$20,000. The owner further stated that some furniture and furnishings were included in the sale.

The improvements consist of a mission converted into a ground floor church using 3 rooms, the first floor consisting of a 6-room flat without bath, and the second floor consisting of 2 housekeeping units each containing 2 rooms. There is only 1 bath in the entire building which is located on the second floor. The owner claims a gross income of \$110 per month, if fully rented, for the church and housekeeping units. The church is not rented unfurnished, and the housekeeping units are rented furnished. At the date of inspection 1 housekeeping unit was vacant.



YES 1684035

ALL 0290L

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

Parcel No. 11
Block No. 727
Lot No. 12



Originally 3-story Residence	DESCRIPTION OF IMPROVEMENTS
Nature and type <u>Converted to store & flats</u>	Interior Finish <u>Plaster - Pine Trim</u>
Construction <u>frame</u>	Floors <u>tile and hardwood</u>
No. of Stories <u>Three</u>	Plumbing <u>Good</u>
No. of Rooms <u>11 rooms</u>	Bathrooms <u>Two</u>
Garage Space <u>No.</u>	Kitchens <u>4</u>
Basement <u>No. Converted to store</u>	Lighting <u>Fair</u>
Foundation <u>Concrete</u>	Outlets <u>circulating gas heaters</u>
Exterior Finish <u>Asbestos shingles front</u>	Heating <u>automatic storage heater</u>
Roof <u>Flat - tar and gravel</u>	Hot Water <u>cord wiring</u>
Year Built <u>1895</u>	Any Unlawful Use <u>None</u>
Remodeled <u>1915</u>	REMARKS:
Condition, Exterior <u>Fair</u>	
Interior <u>Fair</u>	

ESTIMATED REPLACEMENT COST NEW:

Basement	sq. ft.	@	\$	
1st Floor	1200	@	5.00	6,000.00
2nd Floor	1200	@	8.50	10,200.00
3rd Floor	1200	@	8.50	10,200.00
Total	3600			

50% \$ 26,400.00
~~13,200.00~~
~~13,200.00~~

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

INCOME ANALYSIS

INCOME		
<u>Apt.No.</u>	<u>No.of Rooms</u>	<u>Monthly Rent</u>
	5	\$ 60.00
	6	70.00
	Store	75.00
Total Gross Income		\$ 205.00x 12 =
Less Expenses		\$2460.00

EXPENSE		
Taxes - - - - -		\$ 242.86
Insurance - - - - -		60.00
P.G. & E. - - - - -		
Water - - - - -		48.00
Scavenger - - - - -		
Janitor - - - - -		
Vacancy & Collection		
Allowance - - - - -		123.00
Maintenance & Repairs		123.00
Management - - - - -		73.80
Total Expenses		\$ 670.66 .

Net Income
(Before Depreciation) \$ _____ monthly, \$ 1789.34 annually

APPRaised VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 16,266.00
REMARKS: Capitalized at 11%

FINAL ESTIMATE OF FAIR MARKET VALUE:	LAND - - - - -	\$ 2,500.00	
	IMPROVEMENTS -	<u>13,500.00</u>	
	TOTAL		\$ <u>16,000.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Hu (P)
Date: _____

55. 4911. 100

MSL 0.290V

1012 1000/222

Simon

Parcel 12

Block 727

The owner stated he purchased the property in April, 1927 for \$6,000 cash and a Deed of Trust of \$8,000 - total purchase price \$14,000.

The improvements consist of a 2 flat and store building. The ground floor is used as a cleaning shop. The first floor contains 2 3-room apartments each with a private bath. The second floor contains a 3-room and a 4-room apartment each with private bath. The ground floor cleaning shop is rented for \$50 per month unfurnished on a month to month basis. On the first floor 1 3-room apartment is rented for \$48 per month furnished, and 1 3-room apartment is rented for \$45 per month unfurnished. On the second floor 1 4-room apartment is rented for \$42 per month unfurnished, and 1 3-room apartment is rented for \$36 per month furnished. The total gross income is \$220 per month.



727

FILE 104035

FILE 104035

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Sam and Lora Simon
Street Address: 1728-30-32 Ellis Street
Location: North Ellis 112'6" West of Steiner St.
Lot size: 25' x 137'6"
Area: 3437 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,410.00
Improvements - 2,000.00
Total - 3,410.00
APPRAISED VALUE OF LAND: \$ 3,750.00
Per Front Foot \$ 150.00
Per Square Foot 1.09
REMARKS:

Parcel No. 12
Block No. 727
Lot No. 13



DESCRIPTION OF IMPROVEMENTS

Nature and type Store and 4 Apartments
Construction frame
No. of Stories Two
No. of Rooms 13
Garage Space No
Basement Yes, Store
Foundation Brick
Exterior Finish Asstic
Roof Flat - tar and gravel
Year Built 1890
Remodeled
Condition, Exterior Fair
Interior Fair

Interior Finish Plaster - Fine trim
Floors Fine
Plumbing Fair
Bathrooms 4 - log tubs
Kitchens 4 - tile splash
Lighting Fair
Outlets None
Heating Circulating gas heaters
Hot Water Automatic storage heaters
Any Unlawful Use
REMARKS: Garbage chute

ESTIMATED REPLACEMENT COST NEW:

Basement 1825 sq. ft. @ 3.00 \$ 5,475.00
1st Floor 1825 @ 8.00 14,600.00
2nd Floor 1825 @ 8.00 14,600.00
3rd Floor
Total 5475

\$ 34,675.00
65% 22,538.75
\$ 12,136.25

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

INCOME ANALYSIS

ADJUSTED INCOME

Apt.No.	No. of Rooms	Monthly Rent
	6	75.00
	7	85.00
	Store	50.00

Total Gross Income \$ 210.00 x 12 =
Less Expenses 22500.00

Net Income
(Before Depreciation) \$ 1839.75 monthly, 1,839.75 annually

APPRaised VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 16,720.00
REMARKS: Capitilized at 11%

EXPENSE

Taxes - - - - -	\$ <u>240.75</u>
Insurance - - - - -	<u>65.00</u>
P.G. & E. - - - - -	
Water - - - - -	<u>48.00</u>
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection Allowance - - - - -	<u>126.00</u>
Maintenance & Repairs - -	<u>126.00</u>
Management - - - - -	<u>75.00</u>
	<u>680.75</u>
Total Expenses	\$ <u>681.35</u>

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 3,750.00
IMPROVEMENTS - 13,250.00
TOTAL \$ 17,000.00
ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Hall
Date: 10/18/57

ALB. VINC. 1871

2010年2月

100-1000-11

Salmon

Parcel 13

Block 727

The owner stated he purchased the property in October, 1933 for \$14,000 cash and a Deed of Trust of \$13,000 - total cashless price \$27,000. He also stated that he purchased the furniture and furnishings of the hotel at an additional cost of \$5,000.

The improvements consist of a 50-room hotel, 2 houses, 12 rooms and 3 other rooms consisting of a bar, dining room and kitchen. The owner claims a gross income, if fully rented, of \$1,715 per month furnished. The room rent for 40 to 47 per week, or \$23 to \$26 per month. At the time of inspection a great number of the hotel rooms appeared to be vacant, and the owner stated that during the past year his daily average of vacant rooms was approximately 50%.

100-1000-11



FEB 1 0640 3 3

AUG 20 00 13 9

55-1064 (201)

0.2900

18-10-67

DATA

Parcel 14

Block 727

The owner states that he acquired the property on May 1, 1950 for \$1,500 cash and a First Deed of Trust of \$4,500 and a Second Deed of Trust of \$3,500 - total purchase price \$9,500.

The improvements consist of a single-family residence converted into a ground floor barber shop and rear 2-room apartment, and a first floor sleeping room and 4-room apartment. The ground floor barber shop is owner-occupied. The 2-room rear apartment is rented furnished for \$30 per month, the first floor sleeping room is rented furnished for \$30, and the 4-room first floor apartment is owner-occupied. The owner claims a gross income, if fully rented, of \$90 per month furnished.

The building has been extensively remodelled since purchase by the owner at a cost of approximately \$7,000. The building is in good condition inside and outside.



727

18 1080 1 811

8 9 1 0 2 9 0 9

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: LEVI A. CANT
Street Address: 1746-46A-46B ELLIS STREET
Location: North Ellis 171'6" West of Steiner
Lot size: 25'6" x 137'6"
Area: 3506 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,450.00
Improvements - 1,500.00
Total - 2,930.00
APPRAISED VALUE OF LAND: \$ 3,825.00
Per Front Foot \$ 150.00
Per Square Foot 1.09+
REMARKS:

Parcel No. 14
Block No. 727
Lot No. 15



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Barber shop - 2 Apartment Flats</u>	Interior Finish	<u>Plaster - Pine trim</u>
Construction	<u>frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>Two</u>	Plumbing	<u>Good</u>
No. of Rooms	<u>8</u>	Bathrooms	<u>two leg tub</u>
Garage Space	<u>Yes</u>	Kitchens	<u>two</u>
Basement	<u>No</u>	Lighting	<u>Good</u>
Foundation	<u>Concrete</u>	Outlets	<u>Some rooms</u>
Exterior Finish	<u>Rustic</u>	Heating	<u>Wall heaters</u>
Roof	<u>Gabled</u>	Hot Water	<u>Automatic storage heaters</u>
Year Built	<u>1890</u>	Any Unlawful Use	
Remodeled	<u>Yes</u>	REMARKS:	

ESTIMATED REPLACEMENT COST NEW:

Basement	sq. ft. @	\$
1st Floor	<u>1500</u>	<u>6.00</u> <u>9,000.00</u>
2nd Floor	<u>1250</u>	<u>8.50</u> <u>10,625.00</u>
3rd Floor		@
Total	<u>2750</u>	

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

\$ 19,625.00
55% 10,793.75
\$ 8,831.25

INCOME ANALYSIS

INCOME		
Apt. No.	No. of Rooms	Monthly Rent
	<u>6</u>	<u>70.00</u>
	<u>2</u>	<u>30.00</u>
<u>Barber Shop</u>		<u>50.00</u>
Total Gross Income		<u>\$150 x 12 = \$1800</u>
Less Expenses		

Net Income
(Before Depreciation) \$ _____ monthly, \$ 266.14 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 12,661.40
REMARKS: Capitized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>3,825.00</u>
IMPROVEMENTS -	<u>9,175.00</u>
TOTAL	\$ <u>13,000.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Hall
Date: _____

Figure 1

Delivered

Parcel 15

Block 727

The owner stated that she acquired the property in September of 1947 for \$3,500 cash and a Deed of Trust of \$14,000 - total purchase price \$17,500.

The improvements consist of a 3 floor building converted into a 1-room and a 3-room housekeeping unit and 2 sleeping rooms on the first floor; 2 3-room housekeeping units on the second floor; 1 4-room and 1 3-room housekeeping unit on the third floor. The owner claims a gross income, if fully rented, of \$600 per month. At the date of inspection 80% of the rentable units were vacant.

The property apparently has been placed for all possible net income with no attempt to maintain the improvements inside or outside.



100-1084033

100-1084033

100-1084033

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: WILKINS ESTATE INC.
Street Address: 1748-50-52 Ellis Street
Location: North Ellis 197' West of Steiner St.
Lot size: 25 x 137'6"
Area: 3437 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1410.00
Improvements - 1700.00
Total - 3110.00
APPRAISED VALUE OF LAND: \$ 3,750.00
Per Front Foot \$ 150.00
Per Square Foot 1.09
REMARKS:

Parcel No. 15
Block No. 727
Lot No. 16



DESCRIPTION OF IMPROVEMENTS

Nature and type 3 Flats
Construction Frame
No. of Stories Two
No. of Rooms 19
Garage Space No
Basement Converted to flat
Foundation Concrete and Brick
Exterior Finish Rustic
Roof Flat Tar and gravel
Year Built 1890
Remodeled
Condition, Exterior Fair
Interior Fair to poor

Interior Finish Plaster - Pine Trim
Floors Pine
Plumbing Fair
Bathrooms Three Log Tubs
Kitchens Three
Lighting Fair
Outlets None
Heating Circulating gas heaters
Hot Water Automatic storage heaters
Any Unlawful Use

REMARKS:

ESTIMATED REPLACEMENT COST NEW:

Basement 1565 sq. ft. @ 7.00 \$ 10,955.00
1st Floor 1680 @ 8.00 13,440.00
2nd Floor 1680 @ 8.00 13,440.00
3rd Floor @
Total 1925

\$ 37,835.00

LESS OBSERVED DEPRECIATION

70%

26,484.50

PRESENT VALUE OF THE IMPROVEMENTS:

\$ 11,350.50

REMARKS:

INCOME ANALYSIS

INCOME

Apt.No.	No. of Rooms	Monthly Rent
Upper	7	70.00
Middle	6	60.00
Lower-basement	6	50.00

Total Gross Income \$ 180.00 x 12 =
Less Expenses \$2160.00

Net Income
(Before Depreciation) \$ _____ monthly, \$ 1501.63 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 15,016.30

REMARKS: Capitized at 10%

EXPENSE

Taxes - - - - -	\$ <u>219.57</u>
Insurance - - - - -	<u>50.00</u>
P.G. & E. - - - - -	
Water - - - - -	<u>108.00</u>
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection Allowance - - - - -	<u>108.00</u>
Maintenance & Repairs - -	<u>108.00</u>
Management - - - - -	<u>64.80</u>

Total Expenses \$ 658.37

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 3,750.00
IMPROVEMENTS - 11,250.00
TOTAL \$ 15,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: John E. Hall
Date: _____

55 1951 621

AXL[®] Z90X

100-1114

Schoonfield

Parcel 18

Block 7-7

The improvements consist of a ground floor and first floor which covers the entire ground floor area, with the exception of the rear 8' of the lot. The second floor contains a 4-room apartment and bath containing an area of approximately 1,000 sq. ft. The entire building is rented to a single tenant for \$45 per month net-rented. The same tenant has occupied this building for a long time at the same rental. This rental is far below comparable rentals for similar space.

100-1114



727

FEB 10 1940

AUG 20 1939

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Gerald Schoenfeld
Street Address: 1760-62 Ellis Street
Location: North Ellis 165'6" East of Pierce
Lot size: 25' x 137'6"
Area: 3437 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1550.00
Improvements - 600.00
Total - 2150.00
APPRAISED VALUE OF LAND: \$ 3750.00
Per Front Foot \$ 150.00
Per Square Foot 1.09
REMARKS:

Parcel No. 16
Block No. 727
Lot No. 17



DESCRIPTION OF IMPROVEMENTS	
Nature and type	<u>Flat and shop</u>
Construction	<u>frame</u>
No. of Stories	<u>Two</u>
No. of Rooms	<u>4</u>
Garage Space	<u>No</u>
Basement	<u>No</u>
Foundation	<u>Concrete</u>
Exterior Finish	<u>Shingle front-galvanized iron</u>
Roof	<u>Flat tar and gravel</u>
Year Built	<u>1900</u>
Remodeled	<u>No</u>
Condition, Exterior	<u>Fair</u>
Interior	<u>Poor</u>
Interior Finish	<u>Plywood partitions - Pine trim</u>
Floors	<u>Pine - portion hardwood</u>
Plumbing	<u>Poor</u>
Bathrooms	<u>One log tub</u>
Kitchens	<u>One</u>
Lighting	<u>Poor</u>
Outlets	<u>None</u>
Heating	<u>Panel Ray wall heater in flat</u>
Hot Water	<u>automatic storage heater</u>
Any Unlawful Use	
REMARKS:	

ESTIMATED REPLACEMENT COST NEW:

Basement	sq. ft. @	\$	
1st Floor	<u>3425</u>	@ <u>4.00</u>	<u>13,700.00</u>
2nd Floor	<u>1675</u>	@ <u>5.00</u>	<u>8,375.00</u>
3rd Floor		@	
Total	<u>5100</u>		

\$ 22,075.00
70% 15,452.50
\$ 6,622.50

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

INCOME ANALYSIS

ADJUSTED INCOME			EXPENSE	
Apt. No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ <u>151.79</u>
			Insurance - - - - -	<u>50.00</u>
	<u>4</u>	<u>40.00</u>	P.G. & E. - - - - -	
	<u>Shop</u>	<u>100.00</u>	Water - - - - -	<u>36.00</u>
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>84.00</u>
Total Gross Income		\$ <u>140 x 12 = \$1680.00</u>	Maintenance & Repairs - -	<u>84.00</u>
Less Expenses			Management - - - - -	<u>50.40</u>
Net Income			Total Expenses	\$ <u>456.19</u>
(Before Depreciation)		\$ monthly, \$ <u>1223.81</u> annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ <u>10,198.00</u>
REMARKS:				

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 3,750.00
IMPROVEMENTS - 6,500.00
TOTAL \$ 10,250.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Holf
Date: 1940

1951 年 12 月

091029IV

115 (000072)

Case 115

March 17

115-727

The owner stated that he acquired the property on April 17, 1947 for \$6,500 cash.

The improvements consist of a flat and warehouse building. The first floor contains an owner-occupied warehouse. The second floor contains an 8-room flat rented for \$45 per month unfurnished. Subsequent to the purchase of this property the owner installed a new front, including new entrance doors. An attempt has been made to maintain the second floor flat and, except for the front of the building, it is considered to be in poor condition. Inside and outside.

115 (000072)



727

FEB 10 1943

AUG 20 1957

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Morris and Henrietta Castle
Street Address: 1764-64A Ellis St.
Location: North Ellis 139' East of Pierce St.
Lot size: 26'6" x 137'6"
Area: 3644 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,640.00
Improvements - 1,200.00
Total - 2,840.00
APPRAISED VALUE OF LAND: \$ 3,975.00
Per Front Foot \$ 150.00
Per Square Foot 1.09
REMARKS:

Parcel No. 17
Block No. 727
Lot No. 18



DESCRIPTION OF		IMPROVEMENTS
Nature and type	<u>Flat & warehouse on 1st floor</u>	<u>Interior Finish Plaster - Pine trim</u>
Construction	<u>frame</u>	<u>Floors pine</u>
No. of Stories	<u>two</u>	<u>Plumbing Fair</u>
No. of Rooms	<u>8</u>	<u>Bathrooms 1 - leg tub; stall shower</u>
Garage Space	<u>No</u>	<u>Kitchens 1</u>
Basement	<u>No</u>	<u>Lighting Old gas fixtures in flatstore in</u>
Foundation	<u>Concrete</u>	<u>Outlets None /conduit</u>
Exterior Finish	<u>rustic-stucco front & side</u>	<u>Heating Circulating gas heaters</u>
Roof	<u>Flat - tar and gravel</u>	<u>Hot Water Automatic storage</u>
Year Built	<u>1890</u>	<u>Any Unlawful Use</u>
Remodeled		<u>REMARKS:</u>
Condition, Exterior	<u>Good</u>	
	<u>Interior Poor</u>	

ESTIMATED REPLACEMENT COST NEW:

Basement	sq. ft. @	\$
1st Floor <u>3562</u>	@ <u>4.00</u>	<u>14,248.00</u>
2nd Floor <u>2772</u>	@ <u>6.00</u>	<u>16,632.00</u>
3rd Floor	@	
Total <u>6334</u>		

75%

\$ 36,421.00
27,318.00
\$ 9,106.00

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS:

INCOME ANALYSIS

Adjusted INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent	Taxes - - - - -	\$ <u>200.50</u>
		\$	Insurance - - - - -	<u>60.00</u>
	<u>8</u>	<u>60.00</u>	P.G. & E. - - - - -	
	<u>Store</u>	<u>125.00</u>	Water - - - - -	<u>36.00</u>
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>111.00</u>
Total Gross Income		\$ <u>125.00x12 = \$2,220.00</u>	Maintenance & Repairs - -	<u>112.00</u>
Less Expenses			Management - - - - -	<u>66.60</u>
Net Income			Total Expenses	\$ <u>585.10</u>
(Before Depreciation) \$		monthly, \$ <u>1,634.90</u> annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ <u>13,500.00</u>
REMARKS:		<u>Capitalized at 12%</u>		

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 4,000.00
IMPROVEMENTS - 2,500.00
TOTAL \$ 13,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: John E. Hall
Date: 11/27/50

오 오 5월 1 일

893.402.9011

ORIGINAL

Serial 10

Block 727

The improvements consist of a single-family residence and second floor shop. The ground floor space is rented as a plumbing shop for \$35 per month, and the first floor is rented as a flat for \$45 per month unfurnished. The building is in badly run-down structural condition both inside and outside.

The property apparently has been tilted for all possible net income with no attempt to maintain the improvements inside or outside.

The lot is located off the corner.

ORIGINAL



727

FEB 10 840 33

NOV 20 1983

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Domenico & Judith Dancle
Street Address: 1768 - 72 Ellis Street
Location: North Ellis 105' East Pierce
Lot size: 34' x 137'6"
Area: 4675 sq. ft.
Zoning: 2nd residential
Assessed Values:
Land - - - - - \$ 2,100.00
Improvements - 300.00
Total - 2,400.00
APPRAISED VALUE OF LAND: \$ 5,100.00
Per Front Foot \$ 150.00
Per Square Foot 1.09
REMARKS:

Parcel No. 18
Block No. 727
Lot No. 19



DESCRIPTION OF IMPROVEMENTS

Nature and type <u>Dwelling & plumbing shop</u>	Interior Finish <u>Plaster - new trim</u>
Construction <u>Frame</u>	Floors <u>tile</u>
No. of Stories <u>Two</u>	Plumbing <u>Good</u>
No. of Rooms <u>5 rooms</u>	Bathrooms <u>Two</u>
Garage Space <u>Yes</u>	Kitchens <u>One</u>
Basement <u>Yes</u>	Lighting <u>Good</u>
Foundation <u>Concrete</u>	Outlets <u>None</u>
Exterior Finish <u>Stucco</u>	Heating <u>Circulating Gas heaters</u>
Roof <u>Gabled - composition roofing</u>	Hot Water <u>Automatic storage</u>
Year Built <u>1900</u>	Any Unlawful Use
Remodeled <u>No</u>	REMARKS:

ESTIMATED REPLACEMENT COST NEW:

Basement	sq. ft. @	\$	
1st Floor <u>1400</u>	@ <u>4.00</u>	<u>5,600.00</u>	
2nd Floor <u>1160</u>	@ <u>8.00</u>	<u>9,280.00</u>	
3rd Floor	@		
Total <u>2560</u>			70% \$ <u>24,720.00</u>

LESS OBSERVED DEPRECIATION 10,304.00
PRESENT VALUE OF THE IMPROVEMENTS: \$ 14,416.00
REMARKS:

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ <u>160.00</u>
			Insurance - - - - -	<u>35.00</u>
	<u>Shop</u>	<u>50.00</u>	P.G. & E. - - - - -	
	<u>5</u>	<u>50.00</u>	Water - - - - -	<u>21.00</u>
	<u>Four shed</u>	<u>10.00</u>	Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>66.00</u>
Total Gross Income		\$ <u>110.00 x 12 = \$1,320.00</u>	Maintenance & Repairs - -	<u>66.00</u>
Less Expenses			Management - - - - -	<u>31.00</u>
Net Income			Total Expenses	\$ <u>100.00</u>
(Before Depreciation)		\$ monthly, \$ <u>912.96</u> annually		

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 1,313.00
REMARKS: Capitalized at 11%

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 5,100.00
IMPROVEMENTS - 3,000.00
TOTAL \$ 8,100.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard H. Hall
Date: 1960

1981 3.3

AGL 02500

1927 The Secretary of the Institution

Parcel 19

Block 727

A representative of the owner stated that they acquired the property on October 20, 1931 for \$3,750 cash.

The improvements consist of church facilities and a schoolhouse. The first floor, consisting of a church room and a parlor reception room, is rented to an outside church organization for \$50 per month. The second floor is also rented.

1927



727

FILE 10840 3 3

Aug 20 88 139

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN AVENUE A-1
Owner: The Treasury of San Francisco
Street Address: 1776 Ellis
Location: North Ellis 71' East Placer
Lot size: 31' x 137'6"
Area: 1675 sq. ft.
Zoning: 2nd residential
Assessed Values:
Land - - - - - \$ 1921.00
Improvements - 1000.00
Total - 2921.00
APPRAISED VALUE OF LAND: \$ 5100.00
Per Front Foot \$ 150.00
Per Square Foot 1.00
REMARKS:

Parcel No. 19
Block No. 727
Lot No. 20



DESCRIPTION OF IMPROVEMENTS	
Nature and type <u>Construction, church & living</u>	Interior Finish <u>Plaster - wood - tile</u>
Construction <u>Frame</u> / <u>quarters above</u>	Floors <u>Wood and tile</u>
No. of Stories <u>Two</u>	Plumbing <u>Fair</u>
No. of Rooms <u>5</u>	Bathrooms <u>Two</u>
Garage Space <u>No</u>	Kitchens <u>Two</u>
Basement <u>No</u>	Lighting <u>Fair</u>
Foundation <u>Concrete</u>	Outlets <u>Good</u>
Exterior Finish <u>Rustic-stucco front</u>	Heating <u>Circulating air system</u>
Roof <u>Part gabled - part flat top & gravel</u>	Hot Water <u>Automatic storage heaters</u>
Year Built <u>1920</u>	Any Unlawful Use
Remodeled <u>Cynnamum added</u>	REMARKS:
Condition, Exterior <u>Fair</u>	
Interior <u>Fair</u>	

ESTIMATED REPLACEMENT COST NEW:

	sq. ft.	@	\$
Basement			
1st Floor	<u>3650</u>	<u>@ 5.00</u>	<u>21,900.00</u>
2nd Floor	<u>1270</u>	<u>@ 8.00</u>	<u>10,160.00</u>
3rd Floor		<u>@</u>	
Total	<u>5020</u>		

LESS OBSERVED DEPRECIATION 7% \$ 30,060.00
PRESENT VALUE OF THE IMPROVEMENTS: \$ 22,112.00
REMARKS: \$ 2,321.00

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ <u>205.15</u>
			Insurance - - - - -	<u>60.00</u>
			P.G. & E. - - - - -	
			Water - - - - -	<u>21.00</u>
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>120.00</u>
			Maintenance & Repairs - -	<u>120.00</u>
			Management - - - - -	<u>72.00</u>
			Total Expenses	\$ <u>601.15</u>
Total Gross Income		\$ <u>22,112.00</u>		
Less Expenses				
Net Income				
(Before Depreciation)		\$ <u>1,788.55</u> monthly, \$ <u>21,462.60</u> annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ <u>15,000.00</u>
REMARKS:				

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 5100.00
IMPROVEMENTS - 9900.00
TOTAL \$ 15,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Hall
Date: 1/10/71

56 751 511

ASL 02 90E

EXHIBIT

20-100

Parcel 20

Area 717

The owner stated that he acquired the property in 1937 by inheritance.

The improvements consist of a 2 story building and a garage, owner-occupied, and 1 garage space. The first floor of the flat building contains 2 2-room flats and 1 3-room flat; the second floor of the flat building contains 2 2-room flats and 1 3-room flat. The owner claims a gross income, if fully rented, of \$236.00 per year. The building is a 2 story flat building. The area is zoned for 10 per cent. The building is a 2 story flat building. The area is zoned for 10 per cent. The building is a 2 story flat building. The area is zoned for 10 per cent.

EXHIBIT



727

J. MORTIMER CLARK, M.A.I.

RALPH F. CLARK, M.A.I.

FEB 1 0840 33

AUG 20 08 1339

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT REDEVELOPMENT AGENCY 2-1
Owner: Mr. F. O'Brien
Street Address: 1784 Ellis Street
Location: North Ellis 40' East of Pierce
Lot size: 31 x 87'6"
Area: 2713 sq. ft.
Zoning: 2nd residential
Assessed Values:
Land - - - - - \$ 1475.00
Improvements - 650.00
Total - 2125.00
APPRAISED VALUE OF LAND: \$ 3720.00
Per Front Foot \$ 120.00
Per Square Foot 1.36+
REMARKS:
Basic value \$150.00 front foot 137'6" depth
20% deduction due to 87'6" depth

Parcel No. 30
Block No. 727
Lot No. 21



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Single family residence</u>	Interior Finish	<u>Plaster - pine trim</u>
Construction	<u>Frame</u>	Floors	<u>Hardwood - pine</u>
No. of Stories	<u>Two</u>	Plumbing	<u>Good</u>
No. of Rooms	<u>7</u>	Bathrooms	<u>Two - one tub - tile under</u>
Garage Space	<u>On west side</u>	Kitchens	<u>One</u>
Basement	<u>Yes</u>	Lighting	<u>Good</u>
Foundation	<u>Brick</u>	Outlets	<u>Good</u>
Exterior Finish	<u>Stucco</u>	Heating	<u>Circulating gas heaters</u>
Roof	<u>Gabled</u>	Hot Water	<u>Hot Air heater and boiler</u>
Year Built	<u>1900</u>	Any Unlawful Use	<u>Circulating gas</u>
Remodeled	<u>No</u>	REMARKS:	
Condition, Exterior	<u>Fair</u>		
Interior	<u>Fair</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1100</u>	sq. ft. @ <u>3.00</u>	\$ <u>3,300.00</u>
1st Floor	<u>1100</u>	@ <u>3.00</u>	\$ <u>3,300.00</u>
2nd Floor	<u>1100</u>	@ <u>3.00</u>	\$ <u>3,300.00</u>
3rd Floor		@	
Total	<u>3300</u>		

\$ 20,000.00
12,000.00
\$ 8,000.00

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS:

INCOME ANALYSIS

Apt. No.	No. of Rooms	Monthly Rent
	<u>7</u>	\$ <u>125.00</u>
Total Gross Income		\$ <u>125.00 x 12 = \$1500</u>
Less Expenses		

EXPENSE	
Taxes - - - - -	\$ <u>210.67</u>
Insurance - - - - -	<u>35.00</u>
P.G. & E. - - - - -	
Water - - - - -	
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection	
Allowance - - - - -	<u>75.00</u>
Maintenance & Repairs - -	<u>75.00</u>
Management - - - - -	<u>15.00</u>
Total Expenses	\$ <u>379.67</u>

Net Income
(Before Depreciation) \$ _____ monthly, \$ 1120.33 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 11,200.00

REMARKS: Capitalized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>3,720.00</u>
IMPROVEMENTS -	<u>2,280.00</u>
TOTAL	\$ <u>12,000.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Based on comparable sales.

Appraiser: Richard E. Hays

Date: 7-11-33

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: Wm. F. O'Driscoll
Street Address: 1790-92-94-96 Ellis 1310-12 Pierce

Parcel No. 20
Block No. 727
Lot No. 22

Location: Northeast Ellis and Pierce
Lot size: 40 x 87'6"

Area: 3500 sq. ft.

Zoning: 2nd residential

Assessed Values:

Land - - - - - \$ 3300.00

Improvements - 300.00

Total - 3600.00

APPRAISED VALUE OF LAND: \$ 6100.00

Per Front Foot \$ 160.00

Per Square Foot 1.43

REMARKS:

Basic value \$200.00 front foot 137'6" depth

20% deduction due to 87'6" depth



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>2 flats</u>	Interior Finish	<u>Plaster - floor trim</u>
Construction	<u>Frame</u>	Floors	<u>Hardwood</u>
No. of Stories	<u>Two</u>	Plumbing	<u>Fair</u>
No. of Rooms	<u>29</u>	Bathrooms	<u>Six - log tubs</u>
Garage Space	<u>No</u>	Kitchens	<u>Six - tile splash on sink</u>
Basement	<u>No</u>	Lighting	<u>Fair</u>
Foundation	<u>Brick</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic</u>	Heating	<u>Circulating Gas heaters</u>
Roof	<u>Part gabled part shingle part flat tar & gravel</u>	Hot Water	<u>Automatic storage heaters</u>
Year Built	<u>1890</u>	Any Unlawful Use	
Remodeled	<u>No</u>	REMARKS:	

Condition, Exterior Fair
Interior Fair

ESTIMATED REPLACEMENT COST NEW:

Basement	sq. ft. @	\$
1st Floor	<u>3120</u>	@ <u>8.00</u> <u>27,360.00</u>
2nd Floor	<u>3120</u>	@ <u>8.00</u> <u>27,360.00</u>
3rd Floor		@
Total	<u>6240</u>	

70%
\$ 19,152.00
\$ 11,118.00
\$ 20,270.00

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS:

INCOME ANALYSIS

INCOME			EXPENSE	
Apt. No.	No. of Rooms	Monthly Rent		
1790	5	\$ <u>50.00</u>	Taxes - - - - -	\$ <u>100.53</u>
1792	6	<u>60.00</u>	Insurance - - - - -	<u>100.00</u>
1794	4	<u>50.00</u>	P.G. & E. - - - - -	
1796	5	<u>50.00</u>	Water - - - - -	<u>111.00</u>
1798	1	<u>35.00</u>	Scavenger - - - - -	<u>61.80</u>
1812	3	<u>35.00</u>	Janitor - - - - -	
			Vacancy & Collection Allowance - - - - -	<u>171.00</u>
Total Gross Income		\$ <u>290.00</u>	Maintenance & Repairs - -	<u>171.00</u>
Less Expenses			Management - - - - -	<u>101.10</u>

Net Income (Before Depreciation) \$ _____ monthly, \$ 2,338.27 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 21,000.00

REMARKS: Capitalized at 11%

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 6,100.00
IMPROVEMENTS - 24,900.00
TOTAL \$ 21,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Holf
Date: 5/10/11

1951 1951

ASL⁰⁰ OZON.

Page

Page 81

Page 777

The owner stated that he acquired the property on December 6, 1938 for \$1,000 cash and a first deed of trust of \$5,000 and a second deed of trust of \$2,750 - total purchase price \$8,750.

The improvements consist of 2 buildings. The owner claims an income of \$80 per month furnished. At the time of inspection the building was occupied.

The property apparently has been used for all possible and income with no attempt to maintain the improvements in good condition.



727

FEB 10 840 3 3

AUG 20 84 139

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT REDEVELOPMENT AGENCY 1-1
Owner: Dempsey G. Craig
Street Address: 1316-18 Pierce
Location: East Pierce 87'6" North Ellis
Lot size: 25 x 71
Area: 1775 sq. ft.
Zoning: 2nd residential
Assessed Values:
Land - - - - - \$ 1277.00
Improvements - 670.00
Total - 1670.00
APPRAISED VALUE OF LAND: \$ 2137.50
Per Front Foot \$ 97.50
Per Square Foot 1.373
REMARKS:
Basic value 150.00 front foot 137'6" depth
35% deduction due to 71' depth.

Parcel No. 21
Block No. 727
Lot No. 23



DESCRIPTION OF IMPROVEMENTS

Nature and type <u>two story cottage</u>	Interior Finish <u>Plaster - glass trim</u>
Construction <u>Frame</u>	Floors <u>Asp.</u>
No. of Stories <u>Two</u>	Plumbing <u>Fair</u>
No. of Rooms <u>6</u>	Bathrooms <u>One</u>
Garage Space <u>No</u>	Kitchens <u>One</u>
Basement <u>Yes</u>	Lighting <u>Fair</u>
Foundation <u>Brick</u>	Outlets <u>Fair</u>
Exterior Finish <u>Rustic</u>	Heating <u>Circulating Gas heater</u>
Roof <u>Flat - tar & gravel</u>	Hot Water <u>Automatic storage heater</u>
Year Built <u>1920</u>	Any Unlawful Use
Remodeled	REMARKS:
Condition, Exterior <u>Fair</u>	
Interior <u>Fair</u>	

ESTIMATED REPLACEMENT COST NEW:
Basement 786 sq. ft. @ 3.00 \$ 2358.00
1st Floor 786 @ 8.00 6288.00
2nd Floor @
3rd Floor @
Total 1572 65% \$ 8,646.00
LESS OBSERVED DEPRECIATION 5,622.00
PRESENT VALUE OF THE IMPROVEMENTS: \$ 3,024.00
REMARKS:

INCOME ANALYSIS

INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
	<u>6</u>	\$ <u>60.00</u>	Taxes - - - - -	\$ <u>127.00</u>
			Insurance - - - - -	<u>30.00</u>
			P.G. & E. - - - - -	
			Water - - - - -	
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>36.00</u>
			Maintenance & Repairs - -	<u>35.00</u>
			Management - - - - -	<u>27.60</u>
			Total Expenses	\$ <u>217.50</u>
Total Gross Income		\$ <u>60.00 x 12 = 720.00</u>		
Less Expenses				
Net Income				
(Before Depreciation)		\$ <u> </u> monthly, \$ <u>170.00</u> annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ <u>1,700.00</u>
REMARKS:		<u>Capitalized at 10%</u>		

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 2,000.00
IMPROVEMENTS - 1,000.00
TOTAL \$ 3,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:
Based on comparable sales

Appraiser: Richard A. Hall
Date:

VNC-1

Call for

Parcel 14

Block 727

The owner stated that he purchased the property in August, 1920 for \$1,500 cash and subject to a first deed of trust of \$4,500 and a second deed of trust of \$4,500 - total purchase price \$10,500.

The improvements consist of a 2 flat building. The first floor, containing 4 rooms, is rented for \$70 per month. The second floor, containing 5 rooms, is owner-occupied. At the time of inspection the building was fully occupied.

CLARK



727

FEB 10 84 03 3

MAR 20 84 13 3

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN AVENUE A-1
Owner: Wilmon S. & Ole Mae Cullors
Street Address: 1370-82 Pierce
Location: East Pierce 112'6" North Ellis
Lot size: 25 x 71
Area: 1775 sq. ft.
Zoning: 2nd residential
Assessed Values:
Land - - - - - \$ 1570.00
Improvements - 200.00
Total - 1770.00
APPRAISED VALUE OF LAND: \$ 2037.50
Per Front Foot \$ 97.50
Per Square Foot _____
REMARKS: _____

Parcel No. 82
Block No. 727
Lot No. 25



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Two flats</u>	Interior Finish	<u>Plaster-plus trim</u>
Construction	<u>Brick</u>	Floors	<u>Tile</u>
No. of Stories	<u>Two</u>	Plumbing	<u>Good</u>
No. of Rooms	<u>9</u>	Bathrooms	<u>Two - 1st floor</u>
Garage Space	<u>No</u>	Kitchens	<u>Two</u>
Basement	<u>Yes</u>	Lighting	<u>Good</u>
Foundation	<u>Brick</u>	Outlets	<u>None</u>
Exterior Finish	<u>Brick</u>	Heating	<u>Circulating Hot Water</u>
Roof	<u>Flat - tar and gravel</u>	Hot Water	<u>Automatic storage</u>
Year Built	<u>1900</u>	Any Unlawful Use	<u>None</u>
Remodeled	<u>No</u>	REMARKS:	_____
Condition, Exterior	<u>Good</u>		_____
Interior	<u>Good</u>		_____

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>900</u>	sq. ft. @ <u>2.00</u>	\$ <u>1800.00</u>
1st Floor	<u>915</u>	@ <u>2.50</u>	<u>2287.50</u>
2nd Floor	<u>915</u>	@ <u>2.50</u>	<u>2287.50</u>
3rd Floor		@ _____	
Total	<u>2730</u>		

\$ 17,065.00
11,612.25
\$ 5,452.75

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS: _____

INCOME ANALYSIS

Adjusted INCOME		
Apt.No.	No. of Rooms	Monthly Rent
		\$ _____
	<u>5</u>	<u>60.00</u>
	<u>1</u>	<u>50.00</u>

Total Gross Income \$ 110.00
Less Expenses _____

Net Income (Before Depreciation) \$ _____ monthly, \$ 922.30 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 9,213.30

REMARKS: Capitalized at 1%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>2,000.00</u>
IMPROVEMENTS -	<u>6,000.00</u>
TOTAL	\$ <u>8,000.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA: _____

Appraiser: [Signature]
Date: 10/22/50

Low

Parcel 83

Block 727

The owner stated that she acquired the property on September 1, 1946 for \$8,000 cash and a Deed of Trust of \$11,000 - total purchase price \$19,000.

The improvements consist of a 3 flat building. The first floor has been converted into a 2-room housekeeping unit, 1 3-room and 1 4-room housekeeping unit. The second floor contains 1 5-room and 1 4-room flat. The third floor contains 2 3-room flats, one of which is owner-occupied. The owner claims a gross income, if fully rented, of \$280 per month furnished, exclusive of her own 3-room flat. At the date of inspection 1 housekeeping unit was vacant.

Subsequent to the purchase considerable remodeling work has been performed which was poorly designed and poorly executed.



727

FEB 1 0840 3 3

AUG 20 08 13 9

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: WILLIE MAX LOVE
Street Address: 1328-30-30A-30C PIERCE STREET
Location: East Pierce 87'6" South O'Farrell
Lot size: 50 x 105
Area: 5250 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 2,500.00
Improvements - 2,400.00
Total - 4,900.00
APPRAISED VALUE OF LAND: \$ 6,675.00
Per Front Foot \$ 133.50
Per Square Foot 1.27

Parcel No. 23
Block No. 727
Lot No. 25



REMARKS:
Basic Value \$150.00 front foot 137'6" depth
11% deduction due to 105' depth.

DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>Six Flats</u>	Interior Finish	<u>Plaster, Pine Trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>Two</u>	Plumbing	<u>Fair</u>
No. of Rooms	<u>30</u>	Bathrooms	<u>Six, Log Tubs</u>
Garage Space	<u>in rear, one car</u>	Kitchens	<u>Six, Tile Sink, Dish</u>
Basement	<u>Yes, converted to two flats</u>	Lighting	<u>Fair</u>
Foundation	<u>Concrete and Brick</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic</u>	Heating	<u>Circulating Gas Heaters</u>
Roof	<u>Flat, Tar and Gravel</u>	Hot Water	<u>Automatic Storage Heaters</u>
Year Built	<u>1890</u>	Any Unlawful Use	<u></u>

Remodeled 1949 - 1951
Condition, Exterior Fair
Interior Fair to Good

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>sq. ft. @</u>	\$
1st Floor	<u>1791 @ 7.00</u>	<u>12,537.00</u>
2nd Floor	<u>1901 @ 8.00</u>	<u>15,208.00</u>
3rd Floor	<u>1901 @ 8.00</u>	<u>15,208.00</u>
Total	<u>5593</u>	

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS: Garage in rear 216 sq.ft.

REMARKS:

\$ 42,953.00
70% 30,067.10
\$ 12,885.90

INCOME ANALYSIS

ADJUSTED INCOME

EXPENSE

Apt. No.	No. of Rooms	Monthly Rent
<u>Garage</u>		<u>\$ 5.00</u>
<u>1328</u>	<u>5</u>	<u>50.00</u>
<u>1328</u>	<u>5</u>	<u>45.00</u>
<u>1330</u>	<u>5</u>	<u>50.00</u>
<u>1330</u>	<u>5</u>	<u>45.00</u>
<u>Base't Flat</u>	<u>4</u>	<u>30.00</u>
<u>" "</u>	<u>4</u>	<u>30.00</u>
Total Gross Income		<u>\$ 255.00</u>
Less Expenses		

Taxes - - - - -	\$ <u>345.94</u>
Insurance - - - - -	<u>100.00</u>
P.G. & E. - - - - -	
Water - - - - -	<u>144.00</u>
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection	
Allowance - - - - -	<u>153.00</u>
Maintenance & Repairs - -	<u>153.00</u>
Management - - - - -	<u>91.80</u>

Net Income
(Before Depreciation) \$ 2162.26 monthly, \$ 25947.12 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 9,600.00

REMARKS: Capitalized at 11%

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>6,700.00</u>
IMPROVEMENTS -	<u>12,300.00</u>
TOTAL	\$ <u>19,000.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: [Signature]
Date: 10/1/51

128 1584 33

128 1584 33

00140044

Landline

Parcel 24

Block 727

The owner stated that he acquired the property in Meriden, 1947 for \$1,200 cash and subject to a first and second deed of trust of \$4,700 - total purchase price \$5,900.

The improvements consist of a 2 Flat Building. The first floor contains 4 rooms rented for \$35 per month unfurnished. The second floor contains 5 rooms unfurnished. The ground floor flat has 1 bathroom located in the rear bedroom without rear enclosure. The second floor contains 1 bathroom located off the kitchen.

The building is in very poor structural condition and needs extensive reconstruction throughout. The floors are badly sagged and out of level. The floor plan has an exceptionally poor arrangement of rooms. The building is barely tenable for shelter housing.

The property apparently has been milked for all possible net income with an attempt to maintain the improvements inside or outside.



727

REV 1 0840 3 5

ASIMOV.

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: BENJAMIN MINDINE
Street Address: 1334-36-38 PIERCE STREET
Location: East Pierce 48' South O'Farrell St.
Lot size: 39'6" x 30
Area: 1185 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 910.00
Improvements - 450.00
Total - 1360.00
APPRAISED VALUE OF LAND: \$ 1,777.50
Per Front Foot \$ 45.00
Per Square Foot 1.50
REMARKS:
Basic Value \$150.00 front foot 137'6" depth
70% deduction due to 30' depth.

Parcel No. 24
Block No. 727
Lot No. 26



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>TWO FLATS</u>	Interior Finish	<u>Plaster - Pine Trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>Two</u>	Plumbing	<u>Fair</u>
No. of Rooms	<u>9</u>	Bathrooms	<u>Two</u>
Garage Space	<u>No</u>	Kitchens	<u>Two</u>
Basement	<u>No</u>	Lighting	<u>Fair</u>
Foundation	<u>Wood Mud Sills</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic</u>	Heating	<u>Circulating Gas Heaters</u>
Roof	<u>Gabled, Composition Roofing</u>	Hot Water	<u>Automatic Storage</u>
Year Built	<u>1880</u>	Any Unlawful Use	<u>None</u>
Remodeled	<u>No</u>	REMARKS:	
Condition, Exterior	<u>Good</u>		
Interior	<u>Good</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	sq. ft. @	\$	
1st Floor	<u>980</u>	@ <u>7.00</u>	<u>6,860.00</u>
2nd Floor	<u>1170</u>	@ <u>7.00</u>	<u>8,190.00</u>
3rd Floor		@	
Total	<u>2150</u>		

\$ 15,050.00
10,082.50
\$ 4,967.50

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

65%

INCOME ANALYSIS

ADJUSTED INCOME		
Apt.No.	No. of Rooms	Monthly Rent
	<u>4</u>	<u>40.00</u>
	<u>5</u>	<u>50.00</u>
Total Gross Income		\$ <u>90.00</u>
Less Expenses		

EXPENSE	
Taxes - - - - -	\$ <u>96.02</u>
Insurance - - - - -	<u>25.00</u>
P.G. & E. - - - - -	
Water - - - - -	<u>48.00</u>
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection Allowance - - - - -	<u>54.00</u>
Maintenance & Repairs - -	<u>54.00</u>
Management - - - - -	<u>32.40</u>

Net Income
(Before Depreciation) \$ _____ monthly, \$ 770.58 annually
APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 6,421.50
REMARKS: Capitalized at 12%

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 1,800.00
IMPROVEMENTS - 4,700.00
TOTAL \$ 6,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: [Signature]
Date: _____

THE MODEL

30. 100.00

ASL 99 02 507L

오오 0051 0051

Trang

Parcel 20

Block 727

The owner stated that he acquired the property in December, 1951 for \$7,000 cash and subject to a first lease of Trust of \$3,000 - total purchase price \$10,000.

The improvements consist of a 3 flat building and a five floor store used as a church. The first floor church is rented for \$35 per month and the first floor flat, containing 4 rooms, is rented for \$50 per month unfurnished. The second floor contains 2 4-room flats rented for \$45 and \$50 per month respectively unfurnished. The bath for the first floor flat is located on property owned by the adjoining property owner, Parcel 21. The owner claims a gross income, if fully rented, of \$150 per month unfurnished. At the time of inspection the building was fully occupied.

The building is in poor structural condition and requires extensive renovation. The baths are located off the sidewalk, and there are a number of connected gas stoves being used in the building.

The property apparently has been allowed for all possible net income with an attempt to maintain the improvements inside or outside.



727

FEB 10 1940 38

AUG 20 1939

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: DEUK WONG and DORIS LEE WONG
Street Address: 1895-97-99 O'FARRELL STREET
Location: S/E O'Farrell and Pierce Streets
Lot size: 30 x 48
Area: 1440 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,560.00
Improvements - 800.00
Total - 2,360.00
APPRAISED VALUE OF LAND: \$ 2,362.50
Per Front Foot \$ 78.75
Per Square Foot

Parcel No. 25
Block No. 727
Lot No. 26A



REMARKS:
Basic value \$187.50 front foot 137'6" depth
58% deduction due to 48' depth

DESCRIPTION OF IMPROVEMENTS		Pine
Nature and type	<u>Store and Flats</u>	<u>Plaster, T&G Wainscot, Trim</u>
Construction	<u>Frame</u>	<u>Pine</u>
No. of Stories	<u>Two</u>	<u>Fair</u>
No. of Rooms	<u>8</u>	<u>Two, Leg Ties</u>
Garage Space	<u>No</u>	<u>Two</u>
Basement	<u>No</u>	<u>Fair</u>
Foundation	<u>Wood Mud Sills</u>	<u>None</u>
Exterior Finish	<u>Rustic</u>	<u>Circulating Gas Heaters</u>
Roof	<u>Flat, Tar and Gravel</u>	<u>Hot Water Automatic Storage Heaters</u>
Year Built	<u>1890</u>	<u>Any Unlawful Use Bathroom in Kitchen one unit</u>
Remodeled	<u>No</u>	<u>REMARKS: no window.</u>
Condition, Exterior	<u>Fair</u>	<u>Lament over 6 feet on the south.</u>
Interior	<u>Fair</u>	

ESTIMATED REPLACEMENT COST NEW:

Basement	sq. ft. @	\$
1st Floor	<u>1296</u>	@ <u>5.00</u> <u>6,480.00</u>
2nd Floor	<u>1296</u>	@ <u>7.50</u> <u>9,720.00</u>
3rd Floor		@
Total	<u>2592</u>	

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

50%
\$ 16,200.00
\$ 8,100.00
\$ 8,100.00

INCOME ANALYSIS

ADJUSTED INCOME			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ <u>166.62</u>
		<u>40.00</u>	Insurance - - - - -	<u>45.00</u>
		<u>40.00</u>	P.G. & E. - - - - -	
	<u>Store</u>	<u>50.00</u>	Water - - - - -	<u>72.00</u>
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>78.00</u>
Total Gross Income		\$ <u>130.00 x 12</u> <u>\$1560.00</u>	Maintenance & Repairs - -	<u>78.00</u>
Less Expenses			Management - - - - -	<u>46.80</u>
Net Income			Total Expenses	\$ <u>486.42</u>
(Before Depreciation)		\$ monthly, \$ <u>1073.58</u> annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ <u>10,730.00</u>
REMARKS:		<u>Capitalized at 10%</u>		

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 2,400.00
IMPROVEMENTS - 8,600.00
TOTAL \$ 11,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Haly
Date:

1914 1914



1914 1914

02 1944

Address:

Parcel 25

Block 727

The owner stated that she acquired the property in December, 1944 for \$1,360 cash and a First Deed of Trust of \$8,900 and a Second Deed of Trust of \$1,000 - total purchase price \$5,260.

The improvements consist of a 2 flat building. The first floor contains 3 rooms under-occupied. The second floor contains a 3-room flat rented for \$58 per month partly furnished.

The building needs extensive structural remodeling-in work. The floor plan is poor, with bath located off the kitchen.

26
27



727

FEB 1 0840 3 5

ADG 20 00 139

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WANTERN ADDITION A-1

Owner: CLOTO and CHARITY C. ANDERSON

Street Address: 1889-91 O'FARRELL STREET

Location: South O'Farrell 30' East Pierce St.

Lot size: 25 x 87'6"

Area: 2188 sq. ft.

Zoning: 2nd Residential

Assessed Values:

Land - - - - - \$ 1,190.00

Improvements - 600.00

Total - 1,790.00

APPRAISED VALUE OF LAND: \$ 2,962.50

Per Front Foot \$ 118.50

Per Square Foot 1.35

REMARKS:

Basic value \$150.00 front foot 137'6" depth

21% deduction due to 87'6" depth

Parcel No. 26

Block No. 727

Lot No. 27



DESCRIPTION OF IMPROVEMENTS

Nature and type Two Flats

Construction Frame

No. of Stories Two

No. of Rooms 10

Garage Space No

Basement Yes

Foundation Concrete

Exterior Finish Rustic

Roof Gabled - Composition Roofing

Year Built 1880

Remodeled

Condition, Exterior Poor

Interior Poor

Interior Finish Plaster - Pine Trim

Floors Pine

Plumbing Fair

Bathrooms Two Log Tub

Kitchens Two

Lighting Fair

Outlets None

Heating Radiant Fire & Circulating Air Heater

Hot Water Automatic storage Heaters

Any Unlawful Use

REMARKS:

ESTIMATED REPLACEMENT COST NEW:

Basement 900 sq. ft. @ 2.00 \$ 1,800.00

1st Floor 976 @ 8.00 7,808.00

2nd Floor 976 @ 8.00 7,808.00

3rd Floor 2852 @

Total 2852

75%

\$ 17,416.00

\$ 13,062.00

\$ 4,354.00

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

REMARKS:

INCOME ANALYSIS

INCOME

Apt.No. No. of Rooms Monthly Rent

 5 \$ 50.00

 5 50.00

EXPENSE

Taxes - - - - - \$ 126.37

Insurance - - - - - 35.00

P.G. & E. - - - - - 48.00

Water - - - - -

Scavenger - - - - -

Janitor - - - - -

Vacancy & Collection 60.00

Allowance - - - - - 60.00

Maintenance & Repairs - - 26.00

Management - - - - -

FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - - \$ 3,000.00

IMPROVEMENTS - 4,500.00

TOTAL \$ 7,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard H. Hef

Date:

52 185 (1971)

6. 空し 100 250 500

Carline

Parcel 27

Block 757

The owner stated that he acquired the property on February 17, 1934 for \$1,700 cash and subject to a First Deed of Trust of \$18,000, a Second Deed of Trust of \$9,812.00 and a Third Deed of Trust of \$1,237.00 - total purchase price \$21,750.

The improvements consist of a 3 flat building converted into 6 housekeeping units. The first floor contains 1 4-room housekeeping unit owner-occupied and 1 3-room housekeeping unit. The second and third floors each contain 1 3-room housekeeping unit. The owner claims a gross income, if fully rented, of \$602.50 per month furnished, exclusive of his 4-room housekeeping unit which is owner-occupied.



FEB 10 1984
FEB 10 1984

AUG 20 1984

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTINGHOUSE 1-1
Owner: LEON B. and MARIE BARLOW
Street Address: 1821-83-85 O'Farrell Street
Location: South O'Farrell 55' East Pierce
Lot size: 25 x 87'6"
Area: 2188 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,190.00
Improvements - 2,500.00
Total - 3,690.00
APPRAISED VALUE OF LAND: \$ 2,962.50
Per Front Foot \$ 118.50
Per Square Foot 1.35
REMARKS:
Basic Value \$150.00 front foot 137'6" depth
21% deduction due to 87'6" depth

Parcel No. 27
Block No. 727
Lot No. 28



DESCRIPTION OF		
Nature and type	3 Flats converted to 6 units	Interior Finish Plaster - Pine Trim
Construction	Frame	Floors Pine and Hardwood
No. of Stories	three	Plumbing Fair
No. of Rooms	21	Bathrooms Three, Log Tub
Garage Space	No	Kitchens Six
Basement	Yes	Lighting Fair
Foundation	Concrete	Outlets None
Exterior Finish	Stucco	Heating Circulating Gas Radiators
Roof	Flat, Tar and Gravel	Hot Water Three Automatic Storage Heaters
Year Built	1879	Any Unlawful Use
Remodeled	Yes	REMARKS:
Condition, Exterior	Good	
Interior	Good	

ESTIMATED REPLACEMENT COST NEW:		
Basement	1437 sq. ft. @ 3.00	\$ 4,311.00
1st Floor	1437 @ 8.50	12,214.50
2nd Floor	1437 @ 8.50	12,214.50
3rd Floor	1437 @ 8.50	12,214.50
Total	5748	
LESS OBSERVED DEPRECIATION		\$ 41,054.50
PRESENT VALUE OF THE IMPROVEMENTS:		60% 24,632.70
REMARKS:		\$ 16,421.80

INCOME ANALYSIS			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
	7	\$ 75.00	Taxes - - - - -	\$ 260.51
	7	75.00	Insurance - - - - -	50.00
	7	75.00	P.G. & E. - - - - -	72.00
			Water - - - - -	
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection Allowance - - - - -	135.00
Total Gross Income		\$ 225.00 x 12 \$2700.00	Maintenance & Repairs - - - - -	155.00
Less Expenses			Management - - - - -	81.00
Net Income			Total Expenses	\$ 733.51
(Before Depreciation)		\$ monthly, \$ 1966.49 annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ 19,660.00
REMARKS: Capitalized at 10%				

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 3,000.00
IMPROVEMENTS - 16,500.00
TOTAL \$ 19,500.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:
Appraiser: Richard Hall
Date: 1967

모든 권리 보유

0250158

124011

Final

Page 23

Page 727

The owner stated that he acquired the property in November, 1953 for \$750 cash and subject to a first Deed of Trust of \$4,500, a second Deed of Trust of \$1,421 and a third Deed of Trust of \$5,004.- total purchase price \$11,755.

The improvements consist of a 2-flat building. The first floor, containing 5 rooms, is rented for \$50 per month unfurnished. The second floor, containing 5 rooms, is owner-occupied.

Final



727

FEB 10 04 03 3'

AUG 20 08 13 11

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN AVENUE A-1
Owner: JIM FLAMING
Street Address: 1877-77A-79 O'FARRELL STREET
Location: South O'Farrell 80' East Pierce
Lot size: 25 x 87'6"
Area: 2188 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,190.00
Improvements - 1,100.00
Total - 2,290.00
APPRAISED VALUE OF LAND: \$ 2,962.50
Per Front Foot \$ 118.50
Per Square Foot 1.35
REMARKS:
Basic Value \$150.00 front foot 137'6" depth
21% deduction due to depth of 87'6"

Parcel No. 28
Block No. 727
Lot No. 29



DESCRIPTION OF

Nature and type 2 Flats
Construction Frame
No. of Stories Two
No. of Rooms 11
Garage Space No
Basement Yes
Foundation Brick
Exterior Finish Lattice
Roof Flat, Tar and Gravel
Year Built 1890
Remodeled no
Condition, Exterior Fair
Interior Good

Interior Finish Plaster - Pine Trim
Floors Pine
Plumbing Fair
Bathrooms Two, Log Tubs
Kitchens Two, Tile Splash, removable sink
Lighting Fair
Outlets None
Heating Circulating Oil Radiators
Hot Water Automatic Storage Radiators
Any Unlawful Use Cord Wiring
REMARKS:
Porch with double wash trays

ESTIMATED REPLACEMENT COST NEW:
Basement 1290 sq. ft. @ 2.00 \$ 2,580.00
1st Floor 1413 @ 8.00 11,304.00
2nd Floor 1413 @ 8.00 11,304.00
3rd Floor @
Total 4116

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

66-2/3%
\$ 25,188.00
16,792.00
\$ 8,396.00

INCOME ANALYSIS

ADJUSTED INCOME		
Apt.No.	No. of Rooms	Monthly Rent
<u>1877</u>	<u>5</u>	<u>50.00</u>
<u>1879</u>	<u>6</u>	<u>60.00</u>
Total Gross Income		\$ <u>110.00 x 12</u>
Less Expenses		

EXPENSE	
Taxes - - - - -	\$ 161.67
Insurance - - - - -	35.00
P.G. & E. - - - - -	
Water - - - - -	60.00
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection Allowance - - - - -	66.00
Maintenance & Repairs - -	66.00
Management - - - - -	39.60
Total Expenses	\$ 428.27

Net Income
(Before Depreciation) \$ 891.73 monthly, \$ 891.73 annually
APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 8,900.00
REMARKS: Capitalized at 10%

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 3,000.00
IMPROVEMENTS - 8,000.00
TOTAL \$ 11,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:
Fair Market Value in accordance with comparable sales.

Appraiser: Richard E. Hall
Date:

DOI: 10.1002/anie.200525001

as low as 2.90%.

March 29

Block 727

This property was acquired in 1900, and the present building was erected on the site in 1908. The present owner inherited the property from his mother on October 2, 1942.

The improvements consist of a 3-flat building and a rear 3-car garage building. The first floor flat, containing 7 rooms, is rented for \$50 per month unfurnished; the second floor, containing 7 rooms, is rented for \$40 per month unfurnished; the third floor flat, containing 7 rooms, is rented for \$42.50 per month unfurnished. The garages are rented for \$5 per month each.

These rentals are substantially below comparable rentals for similar flats in the area.



727

1001001 03

7002 0 0000

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: LAURA MOON Edward J. Moon
Street Address: 1869-71-73 O'Farrell Street
Location: South O'Farrell 105' East Pierce
Lot size: 34 x 137.6
Area: 4675 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,910.00
Improvements - 2,600.00
Total - 4,510.00
APPRAISED VALUE OF LAND: \$ 5,100.00
Per Front Foot \$ 150.00
Per Square Foot 1.07
REMARKS:

Parcel No. 29
Block No. 727
Lot No. 30



DESCRIPTION OF IMPROVEMENTS	
Nature and type	<u>3 Flats</u>
Construction	<u>Frame</u>
No. of Stories	<u>Three</u>
No. of Rooms	<u>21</u>
Garage Space	<u>3 cars in rear of lot</u>
Basement	<u>Yes</u>
Foundation	<u>Brick</u>
Exterior Finish	<u>Rustic</u>
Roof	<u>Flat, Tar and Gravel</u>
Year Built	<u>1900</u>
Remodeled	<u>No</u>
Condition, Exterior	<u>Good</u>
Interior	<u>Fair</u>

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1680</u>	sq. ft. @ <u>3.00</u>	\$ <u>5,040.00</u>
1st Floor	<u>1680</u>	@ <u>8.50</u>	<u>14,080.00</u>
2nd Floor	<u>1680</u>	@ <u>8.50</u>	<u>14,080.00</u>
3rd Floor	<u>1680</u>	@ <u>8.50</u>	<u>14,080.00</u>
Total	<u>6720</u>		

garage in rear, 3 cars \$ 50,000.00
680 sq. ft. @ 14.00 9,520.00 \$ 20,000.00
72% \$ 14,000.00

LESS OBSERVED DEPRECIATION
PRESENT VALUE OF THE IMPROVEMENTS:
REMARKS:

INCOME ANALYSIS			EXPENSE	
Apt. No.	No. of Rooms	Monthly Rent		
<u>1869</u>	<u>7</u>	<u>\$ 70.00</u>	Taxes - - - - -	\$ <u>318.41</u>
<u>1871</u>	<u>7</u>	<u>70.00</u>	Insurance - - - - -	<u>50.00</u>
<u>1873</u>	<u>7</u>	<u>70.00</u>	P.G. & E. - - - - -	
3 Garages @ <u>5.00</u>		<u>15.00</u>	Water - - - - -	<u>72.00</u>
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection Allowance - - - - -	<u>135.00</u>
			Maintenance & Repairs - - - - -	<u>137.00</u>
			Management - - - - -	<u>81.00</u>
			Total Expenses	\$ <u>791.41</u>
				\$ <u>9,000.00</u>

Net Income (Before Depreciation) \$ _____ monthly, \$ _____ annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 9,000.00
REMARKS:

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 5,100.00
IMPROVEMENTS - 13,900.00
TOTAL \$ 19,000.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: John A. E. Hef
Date: 1970 10 10

오승환 15회

0520-7179

1177

1941

Parcel 30

Class 787

The owner stated that he acquired the property on April 10, 1933 for \$10,000 cash and subject to a first mortgage of \$4,000 and a second mortgage of \$8,000 - total purchase price \$12,000.

The improvements consist of a machine and a first floor laundry. The laundry consists of 3 rooms, with 2 additional sleeping rooms located on the second floor at the rear of the building. The second floor contains a 4-room flat rented for \$55 per month unfurnished. The third floor contains a 3-room flat rented for \$60 per month unfurnished.

Work done to the property of this property includes remodeling work has been performed consisting of laundry expansion and remodeling and modernization of flats. The laundry contains a ~~machine~~, a duplex air compressor and a power-driven line shaft, distribution and sorting shelves, steam condenser and water piping, valves, fittings and traps, electrical controls and wiring and 2 100-gallon water tanks. These are considered as real property and are estimated to have a replacement cost of \$8,775. In addition to this, there is laundry equipment which probably not be considered real property, although some of it is attached to the floor by bolts. This additional equipment has an estimated replacement value of approximately \$11,000. The owner stated that, in order to have as little delay as possible in the operation of his business, he would be interested in retaining and saving all of his laundry equipment.



727

FEB 10 84033

AUG 20 86139

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: FRANCOIS and Marie J. Baylacq
Street Address: 1033-05 O'Farrell Street
Location: South O'Farrell 139' East Pierce
Lot size: 24 x 137'6"
Area: 4675 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 2,100.00
Improvements - 2,600.00
Total - 4,700.00
APPRAISED VALUE OF LAND: \$ 5,100.00
Per Front Foot \$ 150.00
Per Square Foot 1.09
REMARKS:

Parcel No. 30
Block No. 727
Lot No. 31



DESCRIPTION OF IMPROVEMENTS	
Nature and type <u>French Laundry & 2 Flats</u>	Interior Finish <u>Plaster - Pine Trim</u>
Construction <u>Frame</u>	Floors <u>Pine</u>
No. of Stories <u>Three</u>	Plumbing <u>Good</u>
No. of Rooms <u>8</u>	Bathrooms <u>Two - Log Tub</u>
Garage Space <u>No</u>	Kitchens <u>Two</u>
Basement <u>No</u>	Lighting <u>Fair</u>
Foundation <u>Concrete</u>	Outlets <u>New</u>
Exterior Finish <u>Stucco</u>	Heating <u>Circulating Oil Radiators</u>
Roof <u>Gable Covered with Composition Roofing</u>	Hot Water <u>Automatic Storage Radiators</u>
Year Built <u>1890</u>	Any Unlawful Use <u>None</u>
Remodeled <u>1923</u>	REMARKS:
Condition, Exterior <u>Good</u>	
Interior <u>Good</u>	

ESTIMATED REPLACEMENT COST NEW:

Basement	sq. ft. @	\$	
1st Floor	<u>2800</u>	@ <u>6.00</u>	<u>16,800.00</u>
2nd Floor	<u>1728</u>	@ <u>7.00</u>	<u>12,096.00</u>
3rd Floor	<u>1728</u>	@ <u>7.00</u>	<u>12,096.00</u>
Total	<u>6256</u>		

65% \$ 20,977.00
LESS OBSERVED DEPRECIATION 26,622.00
PRESENT VALUE OF THE IMPROVEMENTS: Plus value of laundry plumbing wiring etc. \$ 1,347.00
REMARKS: 7,000.00
21,347.00

INCOME ANALYSIS			EXPENSE	
ADJUSTED	INCOME			
Apt. No.	No. of Rooms	Monthly Rent		
	<u>4</u>	<u>50.00</u>	Taxes - - - - -	\$ <u>321.82</u>
	<u>4</u>	<u>50.00</u>	Insurance - - - - -	<u>100.00</u>
	<u>Store</u>	<u>125.00</u>	P.G. & E. - - - - -	<u>60.00</u>
			Water - - - - -	
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	<u>135.00</u>
			Allowance - - - - -	<u>135.00</u>
			Maintenance & Repairs - -	<u>81.00</u>
			Management - - - - -	
Total Gross Income		\$ <u>275.00 x 12</u>	Total Expenses	\$ <u>842.82</u>
Less Expenses				
Net Income				
(Before Depreciation)		\$ <u>1857.18</u> monthly, \$ <u>22286.16</u> annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ <u>13,600.00</u>
REMARKS:				

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 5,100.00
IMPROVEMENTS - 14,400.00
TOTAL 7,000.00 \$ 26,500.00
ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: Richard E. Hoff
Date: 10/10/61

Feb 15 84 3 3

US L-0250W

CONFIDENTIAL

RECEIVED

March 31

1957

The owner stated that he purchased the property on November 8, 1951 for \$4,000 cash and subject to a first deed of trust of \$14,000 and a second deed of trust of \$15,000 - total purchase price \$29,000.

The improvements consist of a 14-unit apartment building. The ground floor contains 2 2-room apartments. The first floor contains 2 1-room and 1 2-room apartment. The second and third floors each contain 2 1-room and 2 2-room apartments. The owner stated a gross income, if fully rented, of \$440 per month maintenance, exclusive of 1 2-room apartment on the second floor which is under-occupied. At the time of inspection the building appeared to be fully occupied.

The property apparently has been altered for all possible uses, including residential, commercial and industrial use.

In two of the units, the water has leaked off the ceiling.



FEB 10 84 03 3

AUG 20 88 13 3

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT REDEVELOPMENT A-1
Owner: LAWYER and RHODA PEARSON
Street Address: 1857 O'Farrell Street
Location: South O'Farrell 173' East Pierce
Lot size: 34 x 137'6"
Area: 4675 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,910.00
Improvements - 11,250.00
Total - 13,160.00
APPRAISED VALUE OF LAND: \$ 5,100.00
Per Front Foot \$ 150.00
Per Square Foot 1.09
REMARKS:

Parcel No. 31
Block No. 77
Lot No. 32



DESCRIPTION OF IMPROVEMENTS	
Nature and type <u>Apartments</u>	Interior Finish <u>Plaster - Pine Trim</u>
Construction <u>Frame</u>	Floors <u>Hardwood - Pine</u>
No. of Stories <u>Three</u>	Plumbing <u>Good</u>
No. of Rooms <u>45</u>	Bathrooms <u>12</u> <u>Lat. Toilets</u>
Garage Space <u>Yes in basement, 1 car</u>	Kitchens <u>14</u>
Basement <u>Yes</u>	Lighting <u>Good</u>
Foundation <u>Concrete</u>	Outlets <u>Good</u>
Exterior Finish <u>Stucco Front, Brick</u>	Heating <u>Converted Gas Furnace</u>
Roof <u>Flat, Tar & Gravel</u>	Hot Water <u>Converted Gas Water Heater</u>
Year Built <u>1914</u>	Any Unlawful Use <u>None</u>
Remodeled <u>No</u>	REMARKS:
Condition, Exterior <u>Good</u>	
Interior <u>Good</u>	

ESTIMATED REPLACEMENT COST NEW:

Basement <u>3,240</u> sq. ft. @ <u>3.00</u>	\$ <u>9,720.00</u>
1st Floor <u>3,240</u> @ <u>9.00</u>	<u>29,160.00</u>
2nd Floor <u>3,240</u> @ <u>9.00</u>	<u>29,160.00</u>
3rd Floor <u>3,240</u> @ <u>9.00</u>	<u>29,160.00</u>
Total <u>12,960</u>	

LESS OBSERVED DEPRECIATION 60% \$ 97,200.00
PRESENT VALUE OF THE IMPROVEMENTS: \$ 58,500.00
REMARKS: \$ 38,880.00

INCOME ANALYSIS			EXPENSE	
ADJUSTED	INCOME			
Apt.No.	No. of Rooms	Monthly Rent		
<u>2</u>	<u>2's @ 15.00</u>	<u>per mo. \$ 30.00</u>	Taxes - - - - -	\$ <u>929.10</u>
<u>7</u>	<u>3's @ 15.00</u>	<u>" " 45.00</u>	Insurance - - - - -	<u>200.00</u>
<u>5</u>	<u>4's @ 15.00</u>	<u>" " 60.00</u>	P.G. & E. - - - - -	<u>540.00</u>
			Water - - - - -	<u>250.00</u>
			Scavenger - - - - -	<u>228.00</u>
			Janitor - - - - -	<u>300.00</u>
			Vacancy & Collection Allowance - - - - -	<u>405.00</u>
			Maintenance & Repairs - - - - -	<u>405.00</u>
			Management - - - - -	<u>245.00</u>
				<u>10.00</u>
			Total Expenses	\$ <u>3,620.10</u>
Total Gross Income	\$ <u>675.00 x 12</u>			
Less Expenses				
Net Income				
(Before Depreciation)	\$ _____ monthly,	\$ <u>4,190.90</u> annually		
APPRaised VALUE INDICATED BY INCOME ANALYSIS				\$ <u>45,000.00</u>
REMARKS:				

FINAL ESTIMATE OF FAIR MARKET VALUE: LAND - - - - - \$ 5,100.00
IMPROVEMENTS - 39,900.00
TOTAL \$ 45,000.00
ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:
Fair Market Value in accordance with comparable sales.

Appraiser: Richard E. Huley
Date: 1960

55 1954 1954

8.81 0.2300

1940

1940

1940

1940

This property was sold to the City of New York in 1940.

The improvement cost of the property was \$10,000.00.

1940



5504801 831

7062088739

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: BELLE HOUSTON
Street Address: 1849 O'Farrell Street
Location: South O'Farrell 137'6" West Steins
Lot size: 63 x 137'6"
Area: 9350 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 3,820.00
Improvements - 1,350.00
Total - 5,170.00
APPRAISED VALUE OF LAND: \$ 10,200.00
Per Front Foot \$ 150.00
Per Square Foot 1.09
REMARKS:

Parcel No. 32
Block No. 727
Lot No. 33 - 34



DESCRIPTION OF IMPROVEMENTS	
Nature and type <u>Single Family Residence</u>	Interior Finish <u>Plaster</u>
Construction <u>Frame</u>	Floors <u>Part tile - 2 ft. x 6 in.</u>
No. of Stories <u>Two</u>	Plumbing <u>Good</u>
No. of Rooms <u>10 plus room in basement</u>	Bathrooms <u>Two, 1st floor</u>
Garage Space <u>Part of lot</u>	Kitchens <u>One</u>
Basement <u>Yes, with convert. room & bath</u>	Lighting <u>Fair</u>
Foundation <u>concrete</u>	Outlets <u>Yes in most rooms</u>
Exterior Finish <u>Stucco</u>	Heating <u>Gas furnace</u>
Roof <u>Gabled composition roof covering</u>	Hot Water <u>Automatic storage heater</u>
Year Built <u>1890</u>	Any Unlawful Use <u>None</u>
Remodeled <u>no</u>	REMARKS:
Condition, Exterior <u>Fair</u>	
Interior <u>Fair</u>	

ESTIMATED REPLACEMENT COST NEW:	
Basement <u>2300</u> sq. ft. @ <u>3.50</u>	\$ <u>8,050.00</u>
1st Floor <u>2300</u> @ <u>8.00</u>	<u>18,400.00</u>
2nd Floor <u>2300</u> @ <u>8.00</u>	<u>18,400.00</u>
3rd Floor <u>2300</u> @ <u>8.00</u>	<u>18,400.00</u>
Total <u>6800</u>	<u>52,850.00</u>
LESS OBSERVED DEPRECIATION	
PRESENT VALUE OF THE IMPROVEMENTS:	
REMARKS:	

INCOME ANALYSIS			EXPENSE	
Apt.No.	No. of Rooms	Monthly Rent		
		\$	Taxes - - - - -	\$ <u>365.00</u>
			Insurance - - - - -	<u>50.00</u>
			P.G. & E. - - - - -	
			Water - - - - -	
			Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	<u>105.00</u>
			Allowance - - - - -	<u>105.00</u>
			Maintenance & Repairs - -	<u>65.00</u>
			Management - - - - -	
			Total Expenses	\$ <u>685.00</u>
			Net Income	
			(Before Depreciation) \$	
			monthly, \$	
			annually	
			APPAISED VALUE INDICATED BY INCOME ANALYSIS	\$ <u>11,110.00</u>
			REMARKS:	

FINAL ESTIMATE OF FAIR MARKET VALUE:		LAND - - - - -	\$ <u>10,200.00</u>
		IMPROVEMENTS -	<u>9,800.00</u>
		TOTAL	\$ <u>20,000.00</u>
ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:			
Fair Market Value is considered with comparable sales			
		Appraiser:	<u>John E. Hall</u>
		Date:	<u>1940</u>

FEB 1964 3 3

ASLMOZNIK

25 1/4 1/2 1/2

CHANDLER

Parcel 23

Block 787

This property was built about 1900.

The two-story building is a single-family residence with ground floor living space. The ground floor living space contains a living room, dining room, kitchen, and a small bathroom. The first floor contains a second level as a flat and covered for 148 per month. The second floor contains a second level and is covered. There is a full basement in the above house which is originally used for heavy storage but has been changed to a living space and is inaccessible.

25 1/4 1/2 1/2



727

FEB 10 84 03 3

AUG 20 86 15 9

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: ANNA DELCOL and ALICE CAROL
Street Address: 1831-33 O'FARRELL STREET
Location: South O'Farrell 115' West Steiner
Lot size: 22'6" x 92'6"
Area: 2081 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - \$ 1,200.00
Improvements - 2,000.00
Total - 3,200.00
APPRAISED VALUE OF LAND: \$ 2,777.50
Per Front Foot \$ 123.30
Per Square Foot 1.334
REMARKS:
Basic Value \$150.00 front foot 137'6" depth
18% deduction due to 92'6" depth.

Parcel No. 11
Block No. 727
Lot No. 35



DESCRIPTION OF IMPROVEMENTS	
Nature and type	<u>Flats and Store</u>
Construction	<u>Frame</u>
No. of Stories	<u>Three</u>
No. of Rooms	<u>14</u>
Garage Space	<u>1 in rear</u>
Basement	<u>Yes under street level</u>
Foundation	<u>Concrete</u>
Exterior Finish	<u>Rustic</u>
Roof	<u>Cable covered with composition roofing</u>
Year Built	<u>1895</u>
Remodeled	
Condition, Exterior	<u>Fair</u>
Interior	<u>Fair</u>
Interior Finish	<u>Plaster - Pine</u>
Floors	<u>Pine</u>
Plumbing	<u>Good</u>
Bathrooms	<u>three</u>
Kitchens	<u>three</u>
Lighting	<u>Fair</u>
Outlets	<u>None</u>
Heating	<u>Circulating Gas Radiators</u>
Hot Water	<u>Automatic Storage Water</u>
Any Unlawful Use	<u>None</u>
REMARKS:	

ESTIMATED REPLACEMENT COST NEW:	
Basement	<u>924</u> sq. ft. @ <u>2.00</u> \$ <u>1848.00</u>
1st Floor	<u>924</u> @ <u>4.00</u> <u>3696.00</u>
2nd Floor	<u>1148</u> @ <u>8.00</u> <u>9184.00</u>
3rd Floor	<u>1148</u> @ <u>8.00</u> <u>9184.00</u>
Total	<u>4144</u> rear area 500 sq. ft. @ 3.00 \$1500.00
LESS OBSERVED DEPRECIATION	
PRESENT VALUE OF THE IMPROVEMENTS:	<u>55%</u>
REMARKS:	

INCOME ANALYSIS			EXPENSE	
ADJUSTED INCOME				
Apt.No.	No. of Rooms	Monthly Rent	Taxes - - - - -	\$ <u>15.00</u>
		\$	Insurance - - - - -	<u>45.00</u>
	<u>7</u>	<u>60.00</u>	P.G. & E. - - - - -	
	<u>7</u>	<u>65.00</u>	Water - - - - -	<u>48.00</u>
	<u>Store</u>	<u>50.00</u>	Scavenger - - - - -	
			Janitor - - - - -	
			Vacancy & Collection	
			Allowance - - - - -	<u>105.00</u>
Total Gross Income		\$ <u>175.00 x 12</u>	Maintenance & Repairs - -	<u>105.00</u>
Less Expenses			Management - - - - -	<u>63.00</u>
Net Income			Total Expenses	\$ <u>361.00</u>
(Before Depreciation)		\$ monthly, \$ <u>1538.08</u> annually		
APPRAISED VALUE INDICATED BY INCOME ANALYSIS				\$ <u>13,909.00</u>
REMARKS:				

FINAL ESTIMATE OF FAIR MARKET VALUE:	LAND - - - - -	\$ <u>2,800.00</u>
	IMPROVEMENTS -	<u>11,200.00</u>
	TOTAL	\$ <u>14,000.00</u>
ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:		

Appraiser: Richard E. Hall
Date: 1961

39 1985-1986

ASIMOV 2004

1000000000

1000

Parcel 31

Block 787

The property was acquired by inheritance.

The improvements consist of a 2 flat building. The first floor contains a 4-room flat rented for \$30 per month net. The second floor and attic contain a 12-room flat rented for \$36 per month net. The owner claims a gross income, if fully rented, of \$66 per month net, which is substantially above comparable rentals in the area.

1000000000



727

FEB 10 840 3 3

AUG 20 86 130

PARCEL APPRAISAL REPORT FOR THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT WESTERN ADDITION A-1
Owner: LAURA MOON
Street Address: 1825 - 1827 O'Farrell Street
Location: South O'Farrell 92'6" West Steiner
Lot size: 22'6" x 92'6"
Area: 2081 sq. ft.
Zoning: 2nd Residential
Assessed Values:
Land - - - - - \$ 1,090.00
Improvements - 1,600.00
Total - 2,690.00
APPRAISED VALUE OF LAND: \$ 2,767.50
Per Front Foot \$ 123.00
Per Square Foot 1.329
REMARKS:
Basic Value \$150.00 front foot 137'6" depth
18% deduction due to depth of 92'6"

Parcel No. 34
Block No. 727
Lot No. 36



DESCRIPTION OF IMPROVEMENTS

Nature and type	<u>2 Flats</u>	Interior Finish	<u>Plaster - Pine Trim</u>
Construction	<u>Frame</u>	Floors	<u>Pine</u>
No. of Stories	<u>Two Stories and Attic</u>	Plumbing	<u>Good</u>
No. of Rooms	<u>16</u>	Bathrooms	<u>Two - 2 Toilets</u>
Garage Space	<u>No</u>	Kitchens	<u>Two</u>
Basement	<u>Yes</u>	Lighting	<u>Fair to Good</u>
Foundation	<u>Concrete</u>	Outlets	<u>None</u>
Exterior Finish	<u>Rustic</u>	Heating	<u>Circulating Gas Heaters</u>
Roof	<u>Gabled Covered with Composition Roofing</u>	Hot Water	<u>Automatic Storage Heaters</u>
Year Built	<u>1895</u>	Any Unlawful Use	<u></u>
Remodeled	<u>No</u>	REMARKS:	<u></u>
Condition, Exterior	<u>Good</u>		
Interior	<u>Good</u>		

ESTIMATED REPLACEMENT COST NEW:

Basement	<u>1830</u>	sq. ft. @ <u>3.00</u>	\$ <u>5,490.00</u>
1st Floor	<u>1830</u>	@ <u>8.00</u>	<u>14,640.00</u>
2nd Floor	<u>1830</u>	@ <u>8.00</u>	<u>14,640.00</u>
3rd Floor	<u>400</u>	@ <u>7.00</u>	<u>2,800.00</u>
Total	<u>5890</u>		

\$ 37,570.00

75%

28,177.50

LESS OBSERVED DEPRECIATION

PRESENT VALUE OF THE IMPROVEMENTS:

\$ 9,392.50

REMARKS:

INCOME ANALYSIS

ADJUSTED INCOME

EXPENSE

Apt.No.	No. of Rooms	Monthly Rent
<u>1825</u>	<u>7</u>	<u>70.00</u>
<u>1827</u>	<u>9</u>	<u>90.00</u>

Taxes - - - - -	\$ <u>189.91</u>
Insurance - - - - -	<u>35.00</u>
P.G. & E. - - - - -	
Water - - - - -	<u>48.00</u>
Scavenger - - - - -	
Janitor - - - - -	
Vacancy & Collection Allowance - - - - -	<u>96.00</u>
Maintenance & Repairs - - - - -	<u>96.00</u>
Management - - - - -	<u>57.60</u>

Total Gross Income
Less Expenses

\$ 160.00 x 12 \$1920.00

Total Expenses
\$ 522.51

Net Income
(Before Depreciation) \$ _____ monthly, \$ 1397.49 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS - - - - - \$ 12,700.00

REMARKS:

Capitalized at 11%

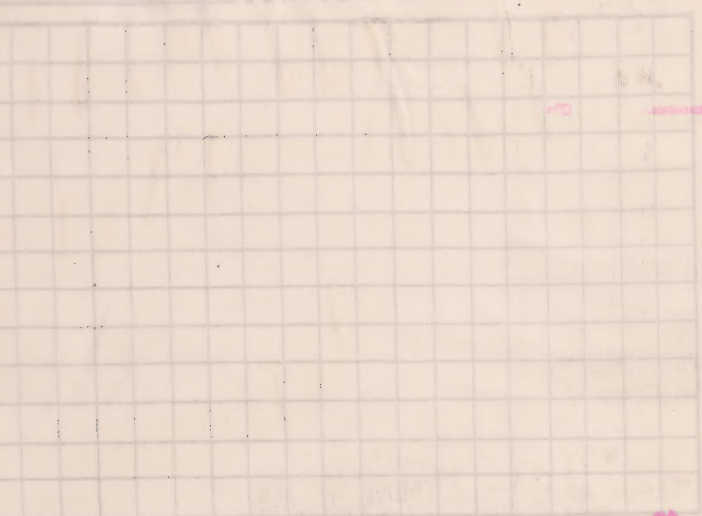
FINAL ESTIMATE OF FAIR MARKET VALUE:

LAND - - - - -	\$ <u>2,800.00</u>
IMPROVEMENTS - - - - -	<u>9,700.00</u>
TOTAL	\$ <u>12,500.00</u>

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA:

Appraiser: [Signature]
Date: APR 10 1957

FEB 15 84 3 31



AUG 20 84 13 39

